



**Town of Ramapo**  
**Building, Planning and Zoning Department**

237 Route 59, Suffern NY 10901  
Phone: (845) 357-5100 Fax: (845) 357-5140

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**COMMUNITY DESIGN REVIEW COMMITTEE**  
**March 05, 2025**

A Community Design Review Committee was held on March 05, 2025, with Ian Smith, Building Inspector; Hannah Ross, Secretary to Planning; Joel Bianchi, Engineering/Planning Consultant; Dennis Lynch, Engineering Consultant; Aneisha Samuels, Planning Consultant and Abigail Shvartsman, Planning Board Attorney were present.

**2025.008: 1551 Route 202 Site Development Permit**  
**1551 Route 202, Pomona**  
**Tax Lot 33.05-2-9**  
**Zoning: CC zoning district**  
**Proposed Use: Medical and Dental offices**

**The following people were present: Dennis Rocks, Kalman Herskovits**

**Project Description:**

The Ramapo Planning Board has received an application from Kalman Herskovits Construction Expediting (applicant) and Chaya Wilhelm member of Trophy 1551 LLC (owners), represented by, Dennis Rocks, PE, Brooker Engineering for a Site Development Permit approval at 1551 Route 202, Pomona. The project site encompasses a 12.9-acre parcel located in the CC zoning district. Currently, the site is home to a radio station office on the western side and three antennae throughout the remainder of the property. The applicant plans to convert the existing building into medical and dental offices.

Additional improvements will include the construction of new drive aisles and a parking lot with 25 parking spaces, along with the necessary site enhancements that typically accompany such developments. Access to the site will be provided through the existing curb cut on Route 202. The site will also be connected to municipal water and sewer services. **The project is within the Scenic Road District.**

This project will require approval for a Site Development Permit. **Area variances are necessary for parking.**

**Applicant Provided Materials:**

1. Project Narrative as prepared by Brooker Engineering and dated February 7, 2025;
2. Town of Ramapo Site Development Permit Application dated February 10, 2025
3. Short Environmental Assessment Form Part 1, dated February 6, 2025;
4. Plan set entitled, "1551 Route 202", seven sheets in total as prepared by Brooker Engineering
  - Layout Plan, Sheet 1 of 7, dated October 31, 2024
  - Grading Plan, Sheet 2 of 7, dated October 31, 2024
  - Lighting and Landscaping Plan, Sheet 3 of 7, dated October 31, 2024
  - Erosion and Sediment Control Plan, Sheet 4 of 7, dated October 31, 2024
  - Existing Condition Plan, Sheet 5 of 7, dated October 31, 2024
  - Construction Details, Sheet 6 of 7, dated October 31, 2024
  - Fire Truck Maneuver Plan, Sheet 7 of 7, dated October 31, 2024

**Review Letters:**

1. DPW letter dated March 11, 2025
2. MJ Engineering letter dated March 04, 2025
3. Fire Inspector letter dated February 21, 2025
4. Building Inspector letter dated February 21, 2025

5. Rockland Co Sewer District No. 1 letter dated March 03,2025
6. Rockland Co Drainage letter dated March 5, 2025

**Application History / Status:**

- **No application history**

**The following was discussed:**

1. The applicant provided a project description and project overview. Including comments on the wetlands previously disturbed wetlands
2. CDRC Comments:
  - a. **Building Inspector** notes three (3) comments and 4 additional comments pertaining to architectural plans. The building inspector noted the following 1. Fire apparatus access road shall be designed to support the imposed loads of the fire apparatus as per FCNYS 503.2.3 2. Required turnarounds for fire apparatus access roads shall comply with FCNYS Appendix D- Table D103.4 3. Plans shall indicate an unobstructed vertical clearance of not less than 13’6” as per FCNYS 503.2.1. He further noted the variance required for parking. He further noted the tandem parking fine in this instance.
  - b. **RCSd No.1** notes Five (5) comments including that further review is required to determine if additional impact fees are required.
  - c. **MJ notes** the project is in a flood zone and the building may predate those regulations, GML is required and is within the scenic overlay district. The applicant needs review from Veolia Water since there may be some impact on the water demand. It was further noted that the applicant may want to change the parking space dimensions since those regulations are being changed. However, he may not be required since he is outside of that effective date. He further noted the variance required for parking. He further noted the tandem parking is not preferred but is a bad design choice but defers to Building inspector.

**CDRC Recommendations / Observations**

1. Subdivision Classification: The CDRC classifies this as a minor subdivision in accordance with Town of Ramapo Subdivision Regulations:
2. Parkland: The application proposed no parkland for conveyance to the Town. As such a payment in lieu of shall be provided for each new lot created.
3. SEQR: The application is an “Unlisted” Action. A coordinated review is optional for Unlisted action. It is the CDRC’s recommendation that a coordinated review occurs
4. GML: A GML referral is required due to the project site being within 500 feet of a state highway [Route 202], county property [Samual G. Fisher Mount Ivy Environmental Park]. Therefore, the application requires a 239 l, m, or n referral to the Rockland County Planning Board.
5. Waivers: none waivers
6. Variances: The applicant is requesting the following area variances

	Required	Proposed
Parking	35	25

1. CDRC is of the opinion that the applicant is ready for the Planning Board Review for concept review and to initiate SEQR. Application is scheduled for the March 25, 2025 agenda.

**Next Steps:**

1. Planning Board for concept/SEQRA Classification

**Applicant To:**

1. **Provide Flood Plain analysis**
2. **Provide Scenic overlay information for review**
3. **Return to CDRC after concept, before public hearing with the above (1&2)**



**BROOKER ENGINEERING**

a Weston & Sampson<sup>SM</sup> company

74 Lafayette Avenue, Suite 501, Suffern, NY 10901  
Tel: 845-357-4411

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**1551 Route 202**  
**Application for Site Plan Approval**  
**NARRATIVE SUMMARY**

Tax Lot 33.05-2-9

February 7, 2025

BE# 23113 W&S# ENG23-2023

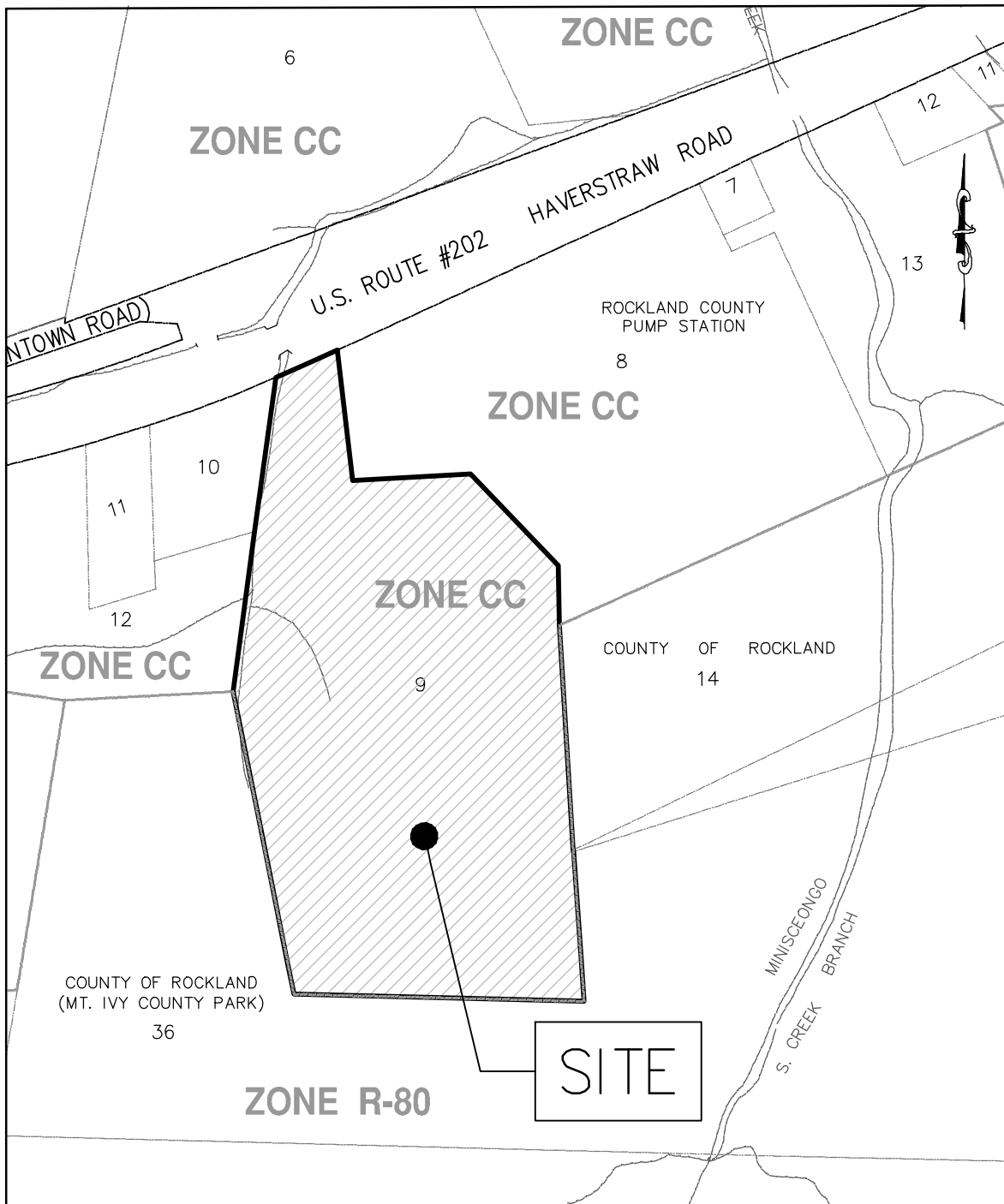
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The subject 12.9-acre property has been developed and served as a radio station for decades. The front part of the site included the radio station offices, and the rear part of the site included the antennae. The site is located within the CC Zoning District. The proposed use for this site plan is Medical and Dental Offices which are a permitted CC use (CS use 8). The proposed site layout meets the bulk requirements associated with use group "N". Proposed parking is 25 spaces when the Code requires 35 which is a 22.9% reduction. Attached is a Parking Analysis prepared by Colliers Engineering to support the parking space reduction which will require a variance from the Zoning Board of Appeals.

The rear part of the site is almost entirely NYSDEC Freshwater Wetlands. No part of the wetlands will be disturbed as part of this redevelopment. The front part of the site includes a previously disturbed 100-foot freshwater wetland adjacent area that will be disturbed again as part of this Application and will require a NYSDEC Permit. We have coordinated with the DEC on a pre-application basis and understand that this Application should meet DEC Permit issuance standards.

The existing building exterior footprint will remain as-is, and the parking area will be reconfigured to provide more organized vehicle circulation and improved fire department access. The Building Height is less than 30 feet. An improved driveway connection to Route 202 is proposed to provide suitable access for fire department apparatus and will require a NYSDOT Highway Work Permit. Since the proposal is to improve an existing driveway we do not anticipate any issue with a NYSDOT Work Permit.

A net reduction in impervious area is proposed. The proposed area of disturbance is 0.1 acres and is not subject to the SPDES Stormwater Construction Permit. Pervious pavers are proposed at selected low traffic areas to reduce impervious areas. Surface drainage will continue to flow in an overland sheet flow pattern toward the wetland and toward the Creek that flows along the west site boundary; no new point discharges are proposed and no drainage infrastructure is required. In the future the project MEP will determine if the existing utility connections are sufficient. No new building utility connections are proposed at this time.



**VICINITY MAP**

SCALE: 1" = 300'



**Town of Ramapo**  
Department of Public Works  
16 Pioneer Avenue  
P.O. Box 446  
Tallman, New York 10982  
(845) 357-0591  
Fax: (845) 357-0895

**MICHAEL SPECHT**  
*Supervisor*

**MICHAEL J. SADOWSKI**  
*Superintendent of Public Works*

March 11, 2025

To: Hannah Ross  
From: Edward Moran, P.E.

Re: 1551 Route 202  
Section 33.05 Block 2 Lot 9

We are in receipt of and have reviewed the items listed below for the above referenced project.

Items received on December 14, 2021

- Site Plan prepared by Leonard Jackson Associates, containing 4 sheets, last revised on November 18, 2021

Items received on February 25, 2025

- Site Plan prepared by Brooker Engineering, containing 7 sheets, last revised on October 31, 2024

Our sanitary sewer comments are as follows:

- 1) The existing sewer connection should be shown.

File: 1551 Route 202



March 4, 2025

To: Ian Smith, Building Inspector  
Hannah Ross, Planning Department  
Abigail Shvartsman, Consulting Attorney to the Planning Board  
Ed Moran, PE Town Dept of Public Works  
Kalman Herskovits, Construction Expediting  
Dennis Rocks, PE, Brooker Engineering

From: Joel Bianchi, PE, Principal / Senior Vice President of Civil Engineering  
Dennis Lynch PE, Civil Engineering Group Manager  
MJ Engineering, Architecture, Landscape Architecture, and Land Surveying, P.C.

Re: 1551 Route 202 Site Development Permit  
1551 Route 202, Pomona  
Tax Lot 33.05-2-9  
Ramapo File: 2025.008  
MJ File: 1074.01.380

MJ Engineering, Architecture, Landscape Architecture, and Land Surveying (MJ) has reviewed the submission for the above-referenced application within the Town of Ramapo. Documents received for our review included the following:

- Project Narrative as prepared by Brooker Engineering and dated February 7, 2025;
- Town of Ramapo Site Development Permit Application dated February 10, 2025
- Short Environmental Assessment Form Part 1, dated February 6, 2025;
- Plan set entitled, "1551 Route 202", seven sheets in total as prepared by Brooker Engineering
  - Layout Plan, Sheet 1 of 7, dated October 31, 2024
  - Grading Plan, Sheet 2 of 7, dated October 31, 2024
  - Lighting and Landscaping Plan, Sheet 3 of 7, dated October 31, 2024
  - Erosion and Sediment Control Plan, Sheet 4 of 7, dated October 31, 2024
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  - Fire Truck Maneuver Plan, Sheet 7 of 7, dated October 31, 2024

The project site encompasses a 12.9-acre parcel located in the CC zoning district. Currently, the site is home to a radio station office on the western side and three antennae throughout the remainder of the property. The applicant plans to convert the existing building into medical and dental offices.

Additional improvements will include the construction of new drive aisles and a parking lot with 25 parking spaces, along with the necessary site enhancements that typically accompany such developments. Access to the site will be provided through the existing curb cut on Route 202. The site will also be connected to municipal water and sewer services. This project will require Site Development Permit.

Based upon our review of the above documents, we offer the following comments for consideration.

### **State Environmental Quality Review Act (SEQRA)**



21 Corporate Drive  
Clifton Park, NY 12065



518.371.0799  
mj@mjteam.com  
mjteam.com



Fishkill, NY  
Levittown, NY  
Picatinny, NJ  
Melbourne, FL



1. Based upon our review of Part 617 of NYS Environmental Conservation Law, the project appears to be an "Unlisted" action. The Ramapo Planning Board would serve as the Lead Agency under SEQR. The need to undergo a coordinated review is optional for Unlisted actions.
2. Under a coordinated review, involved / interested agencies to be engaged may include, but are not necessarily limited to, the following:
  - a. Ramapo Zoning Board of Appeals – A review of area variances is being requested.
  - b. Veolia Water - approval of reserve capacity for potable water.
  - c. Rockland County Sewer District No. 1 – approval of reserve sewer capacity, plan approval extension of public sewers.
  - d. Rockland County Planning Dept – GML referral
  - e. Rockland County Dept of Health – compliance with County Mosquito Code.
  - f. NYS Dept of Transportation – utility / non-utility work permit for potential activity within the Route 202 right-of-way.
  - g. NYS Dept of Environmental Conservation – Article 24 Wetland Permit, threatened and endangered species.
  - h. NYS Office of Parks, Recreation and Historic Preservation – review of existence or absence of cultural, historic or archeological resources.
  - i. US Army Corps of Engineers – Joint Permit associated with the Article 24 Wetland Permit.
3. The applicant has submitted Part I of the Short Environmental Assessment Form (SEAF) and based upon our review, the following comments are offered.
  - a. Part I.1: The response indicates the total area of disturbance for the project will be 0.1 acres. Therefore, the scope of work is not subject to GP-0-25-001 and the NYSDEC Design Manual. Notwithstanding, the project does propose stormwater system improvements and may alter local drainage patterns. As such, a drainage analysis shall be provided to demonstrate that there will be no increase in runoff under the proposed developed conditions of the site. The drainage analysis will substantiate a response to Part I.17 of the SEAF.
  - b. Part I.8.a: The response indicates that the proposed action will not result in a substantial increase in traffic above present levels. At a minimum, the applicant shall provide a more detailed description of the anticipated operations and corresponding anticipated peak hour vehicle trips based upon the uses proposed using the ITE Manual. A site-specific traffic impact study may be necessary to fully assess whether the project would result in adverse impacts on the local road network.
  - c. Part I.10: The response indicates the project will connect to an existing public/private water supply. It is recommended that the applicant provide documentation to the Town that the water purveyor is willing and capable of providing water to the project.
  - d. Part I.11: The response indicated that the project will connect to an existing wastewater utility. It is recommended that the applicant provide documentation to the Town that the sewer authority is willing and capable of servicing the project.
  - e. Part I.12.b: The response indicates that or portions of it, is located in or adjacent to an area designated as sensitive for archeological sites. The applicant shall obtain a "no effect" letter from the NYS Office of Parks, Recreation and Historic Preservation prior to acting on SEQR.f



4. Based upon the information submitted to date, Part II of the SEAF has been reviewed with potential impacts identified for the Town's review. The purpose of Part II is to generally identify areas where significant environmental impacts may occur. This allows the Town to request additional information from the applicant to document the extent of the impact. The following items were identified in Part II and additional information may be needed to support the application to avoid, minimize or mitigate potential moderate to large impacts.
  - a. Impact on Land – The proposed action has the potential to increase erosion for physical land disturbance and the removal of vegetation. To address soil erosion and sedimentation impacts, the applicant shall be required to prepare appropriate erosion and sediment control plans.
  - b. Impact on Surface Water – The proposed action may cause soil erosion or otherwise create a source of stormwater discharges that may lead to siltation of other degradation of receiving water bodies. Adherence to the above plans and the development of a project specific drainage plan will substantially show these impacts potentially being mitigated. The project site appears to be almost entirely within Zone A, which is special flood hazard area and subject to the requirements of Chapter 149 of the Ramapo Town Code. There shall be identification of how the development complies with the Ramapo code, identifying any avoidance, minimization or mitigation measures needed.

### **General Municipal Law**

5. The project site is located within 500-feet of a state highway (NYS Route 202), county property (Samual G. Fisher Mount Ivy Environmental Park). Therefore, the application requires a 239 l, m, or n referral to the Rockland County Planning Board.

### **Zoning Compliance**

6. The project site is located in the CC Zoning District. Further, the project site is located in the Scenic Road District. The proposal is for the existing building to be converted into a Dental and Medical office. Based upon a review of Section 376, Attachment 4 of the Town's Zoning, the proposal is defined as use group(s) N. The dental and medical offices require approval for a Site Development Permit.
7. Based upon our review of the development proposal and the bulk lot requirements of the underlying zoning district, the following area variances appear necessary, which shall be confirmed by the Town's Chief Zoning Official:
  - a. Parking: 35 Required; 25 Provided.
8. The project site is located within the Town's Scenic Overlay District and is subject to the requirements of Chapter 215 of the Town Code. The applicant shall provide a narrative discussion of how the development proposal complies with Section 215-4(A)(3) and (A)(4) of the Town Code for review by the Planning Board.

### **Narrative**





9. The narrative needs to be expanded to be more descriptive of the development proposal. Provide the total number of patients and staff and the days and hours of operation. As presented, there is insufficient information to assess the project's scope.
10. The Planning Board Letter notes that an NYS DEC wetland has been delineated in the project area and that impacts are anticipated within the buffer. The applicant should provide the Town correspondence from the NYSDEC regarding their willingness to permit the activity within a potential adjacent area as early as possible in the Town's review.

## **Site Plans**

### Layout Plan – Sheet 1 of 7

11. Provide the XBA number for the requested variances if and when approved.
12. Provide Standard Site Development Plan notes 14-20 pursuant to Section R376-605.C of the SDPRR.
13. The applicant is requesting a 28% reduction from the required minimum number of parking spaces. Pursuant to Section 376-70 of the Ramapo Town Zoning, the Planning Board may not exceed 25% of the normally required amount of parking spaces. A variance from the ZBA will be necessary. The narrative mentions a parking study that was conducted to support the reduced parking, but none was provided with the submission.
14. The proposed parking spaces appear to be within the side yard setbacks, which is not permitted per Section 376-50 of the Town Code.
15. The development proposed work within the NYSDEC wetland 100-foot adjacent area. The applicant shall provide the Town with a copy of the Article 24 Permit which shall be done prior to check print approval.
16. Provided the time frame and individual who performed the wetland delineation.
17. The plans provide a 16-foot parking stall with a 3-foot overhang. The plans should be revised to provide the full 19-foot parking stalls. The rationale is that recent observations have shown that the diminished length of parking that utilizes this approach has become insufficient during the winter months and obstructed width due to snowfall.
18. It is uncertain how the three parking spaces on the west side of the site, designated as permeable pavement, will be accessed. Cars parked in the spaces to the south would block access to these spaces. Furthermore, the plans indicate a concrete curb separating the parking spaces. Parking stalls shall be fully accessible from a drive aisle and not obstructed by other parking spaces.
19. Subsequent plans shall provide further detail, ensuring accessible routes are compliant with ADA Guidelines.



20. The current layout obstructs the gravel driveway used for antenna access. The applicant should provide additional details regarding future access to the antennas or whether the antennas will be removed as part of this application.
21. The following comments are relative to the site plan and its conformance to the International Fire Code (IFC). The Town Fire Official shall have final authority on the applicability of these comments to the proposed site layout:
  - a. Show or note the location of any required Knox Box associated with the buildings.
  - b. Show or note the location of any required fire department connection associated with the buildings.
  - c. Should the on-site drive aisles be designated as fire apparatus access roads, it shall be confirmed that the pavement section meets the loading criteria of Section Appendix D, Section S102.1 of the IFC.
  - d. Due to the proposed building use, it is assumed that the building will have automatic sprinklers. If this is correct, identify the location and size of any required hot boxes.

#### Grading Plan – Sheet 2 of 7

22. Identify all existing utilities servicing the parcel that are planned for continued use. A utility analysis must be conducted for both water and sanitary services, as the flows for both will significantly increase due to the proposed changes associated with the application.

#### Lighting and Landscaping Plan – Sheet 3 of 7

23. Indicate locations for snow storage. If snow needs to be removed from the site, include a note regarding that requirement and specify the maximum time frame for removal.
24. Confirm that all above-ground structures, specifically mechanical or electrical equipment, if proposed, are shown pursuant to the Town's Site Development Plan Rules and Regulations (SDPRR)
25. Per R376-605 B. 3. d. The planting list must show both the height and caliper of proposed plantings. The plant schedule shows only the height or the caliper.
26. Update planting detail to show the 4-inch minimum depth of either sugar cane or licorice root mulch so as not to conflict with the Town's standard notes.
27. The "Deciduous Tree Detail" calls out, "remove an upper third of wrapping wire..."; the callout should say remove "upper two-thirds of wrapping wire, bottom third to remain."
28. The "Shrub Planting Detail" Note 2 should say, "Remove all burlap."
29. Provided Landscaping notes pursuant to Section R376-605.B.3.e of the SDPRR
30. Pursuant to Section R376-607.B of the SDPRR, parking lots shall have an average of 1.0 foot-candles. The isometrics shown seem well above 1.0 foot-candles in much of the parking area.



Subsequent submissions shall update the proposed lighting layout to ensure the minimum and maximum footcandle values are being provided pursuant to Section R376-607.B of the SDPRR.

31. Provided a light pole detail.

Erosion and Sediment Control Plan – Sheet 4 of 7

32. Erosion and sediment control measures and construction details, including but not limited to silt fences, construction entrances, inlet protection, stockpile management, and concrete washouts, must be included in all future submissions.

33. Provide a protective barrier between the limits of disturbance and regulated wetlands such as orange construction fence.

34. Provide erosion and sediment control notes pursuant to Section R376-605.B.2.g of the SDPRR.

Existing Condition Plans – Sheet 5 of 7

35. No comment

Construction Details – Sheet 6 of 7

36. No comment

Fire Truck Maneuver Plan – Sheet 7 of 7

37. Show and additional turning movement with the vehicle arriving from the east on NYS Route 202.

The applicant shall provide written responses to comments received from Town staff, consultants, and external agencies as part of their next submission. Should there be any questions regarding the above comments, please do not hesitate to contact this office at (518) 371-0799.



**Town of Ramapo**  
**237 Route 59**  
**Suffern, New York 10901**  
**(845) 357-5100 Fax: (845) 357-5140**

Ian Smith, Building Inspector  
Building, Planning & Zoning

Adam Peltz  
Fire Inspector

**Date: February 21, 2025**

**REF: 1551 Route 202- Project 2025.008**

I have reviewed the plans and have the following comments:

1. Fire apparatus access road shall be designed to support the imposed loads of the fire apparatus as per FCNYS 503.2.3
2. Required turnarounds for fire apparatus access roads shall comply with FCNYS Appendix D- Table D103.4
3. Plans shall indicate an unobstructed vertical clearance of not less than 13'6" as per FCNYS 503.2.1

**The following comments are for architectural plans:**

1. All egress components shall comply with chapter 10 of FCNYS
2. Emergency and exit lights shall comply with section 1008 of the FCNYS
3. Knox box to be shown on plan as per FCNYS 506.1
4. A plan showing the following shall be provided
  - a. Fire/Carbon Monoxide detectors
  - b. Fire extinguishers/Pull stations
  - c. Exit/Emergency Lights
  - d. Occupancy load/ Egress paths

TOWN OF RAMAPO  
 BUILDING, PLANNING ZONING  
 237 ROUTE 59  
 SUFFERN, NY 10901

RECEIVED

FEB 24 2025

(845) 357-5100 FAX: (845) 357-5140

TOWN OF RAMAPO  
 BUILDING-PLANNING-ZONING

CDRC Comments - Building Dept.

Date: 2/24/2025

ADDRESS:1551 Rt 202		Section-Block-Lot #	33.05-2-9
ZONE: CC			
USE GROUP:N			
ENGINEER/ARCHITECT:	Dennis Rocks		
ON A MAP DATED:	10/31/2024		

To Whom It May Concern:Existing empty commercial building to be used for medical and dental offices.

REQUIRED

PROPOSED Lot 1

	<u>REQUIRED</u>	<u>PROPOSED Lot 1</u>	
Parking spaces	35	25	

**ROCKLAND COUNTY SEWER DISTRICT NO. 1**

4 Route 340  
Orangeburg, New York 10962  
Phone: (845) 365-6111 Fax: (845) 365-6686  
RCSD@co.rockland.ny.us

**Michael Specht**  
*Chairman*

**Michael R. Saber, P.E.**  
*Executive Director*

March 3, 2025

Ms. Hannah Ross  
Planning Department  
Town of Ramapo  
237 Route 59  
Suffern, NY 10901

Re: 1551 Route 202, Pomona  
Tax Lot 89/33.05-2-9 (formerly 4./13/D2A1B)

Dear Ms. Ross:

Our office has downloaded and reviewed a site plan that was last revised on October 31, 2024, which Brooker Engineering prepared for the above referenced project. We thank you for the opportunity to comment on this application. Our comments are as follows:

1. The sanitary sewer from this project would connect to the District's sewer system.
  - a. Approval of the application for the conversion of an existing 5185 square foot radio station building into medical and dental offices on a 561,454 square foot lot in the former CS District will not result in additional sewer units. **If the use or occupancy of the property exceeds three (3) units (e.g., with increased occupancy or additions), the District will require further review and the owner may have to pay an additional impact fee.**
  - b. We request that the Board notify the District upon approval of the project.
2. Rockland County Sewer District No. 1's "Commercial/Non-residential Wastewater Questionnaire" and the County Planning Information Certification must be submitted at <https://www.rocklandcountyny.gov/departments/sewer-district-1/permits-forms> and approved by this office. **The owner must sign the wastewater questionnaire.**
3. The details for sanitary sewer construction must comply with the District's construction standards and be shown on the plans.
4. Details for the sanitary sewer connection are subject to approval by the Town of Ramapo.

5. Any existing sewer connection proposed to be abandoned must be plugged between the edge of the right-of-way and the curb line with a permanent watertight plug or cap encased in concrete.

Please inform us of all developments in this project. If you have any questions, please contact this office at 845-365-6111.

Very truly yours,



Lorelei Greene Tinston  
Engineer I

cc: M. Saber            M. Dolphin            D. Gregory            J. Roth  
Michael Sadowski, P.E. – Town of Ramapo DPW  
Dennis Rocks, P.E. – Brooker Engineering – 74 Lafayette Avenue, Suite 501, Suffern, NY  
10901  
Chaya Willhelm – 1551 Trophy LLC – 16 Dyke Drive, Monsey, NY 10952

File: TOR 33.05-2-9 – 1551 Route 202  
Reader

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**DRAINAGE AGENCY**  
**A DIVISION OF THE HIGHWAY DEPARTMENT**  
26 Scotland Hill Road, Chestnut Ridge, NY 10977  
Phone: (845) 638-5060 Fax: (845) 638-5037  
Email: Drainageagency@co.rockland.ny.us

**Charles H. "Skip" Vezzetti**  
*Superintendent of Highways*  
*Chairman, Drainage Agency*

**Vincent Altieri, Esq.**  
*Executive Director*

**Via email: [RossH@Ramapo-nv.gov](mailto:RossH@Ramapo-nv.gov)**

March 5, 2025

Planning Board  
Town of Ramapo  
237 Route 59  
Suffern, NY 10901  
Attn.: Hannah Ross, Clerk

**Re: 1551 Route 202 - Office Building & Parking**

Location: 1551 Route 202, Pomona  
Parcel ID(s): Section 33.05, Block 2, Lot(s) 9  
Municipality: Town of Ramapo  
**Resource: Minisceongo Creek & NYS-RC Wetland TH-16**

Dear Planning Board Members:

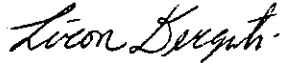
The Rockland County Drainage Agency (RCDA) has reviewed the above referenced proposal as prepared by Brooker Engineering, dated/last revised 10/31/2024, included with the municipal referral dated 2/21/2025. Based on a review, the RCDA offers the following comment(s):

- 1) The above referenced site is within the jurisdiction of the RCDA, pursuant to the Rockland County Stream Control Act, and therefore, a Stream Control Act permit from the RCDA is required for the current proposal. Please have the applicant submit an application to the RCDA directly. The RCDA will provide project specific comments upon receipt and review of the permit application submission. Copies of permit application package and Chapter 846: Rockland County Stream Control Act are being mailed to the property owner with a copy of this letter and are also available at the County website, within Highway Department, Drainage Division. The RCDA encourages the applicant to schedule a pre-application meeting before the submission of the permit application.
- 2) The project parcel/site may be fully/partially within a designated State and County Wetland(s). Therefore, the applicant is required to contact the NYS Department of Environmental Conservation for any required permits/approvals. Please have the applicant provide a copy of the NYSDEC wetland permit or other determination to the RCDA.
- 3) The project parcel/site may be fully/partially within a designated Federal Wetland. Therefore, the applicant is required to contact the US Army Corps of Engineers for any required permits/approvals.
- 4) By copy of this letter the RCDA is notifying municipal land use boards and departments that the site is within the jurisdiction of the RCDA, pursuant to the Rockland County Stream Control Act, Chapter 846, as noted above. All future development proposals for this site will require a review and a written determination from the RCDA as to whether a permit is required. The RCDA recommends that the municipal departments ensure the site has no outstanding violations and the applicant has secured the required permit from the RCDA, prior to granting development permits.



Please contact the RCDA at (845) 638-5060 or by email: [drainageagency@co.rockland.ny.us](mailto:drainageagency@co.rockland.ny.us), if you have any questions regarding this matter.

Very truly yours,



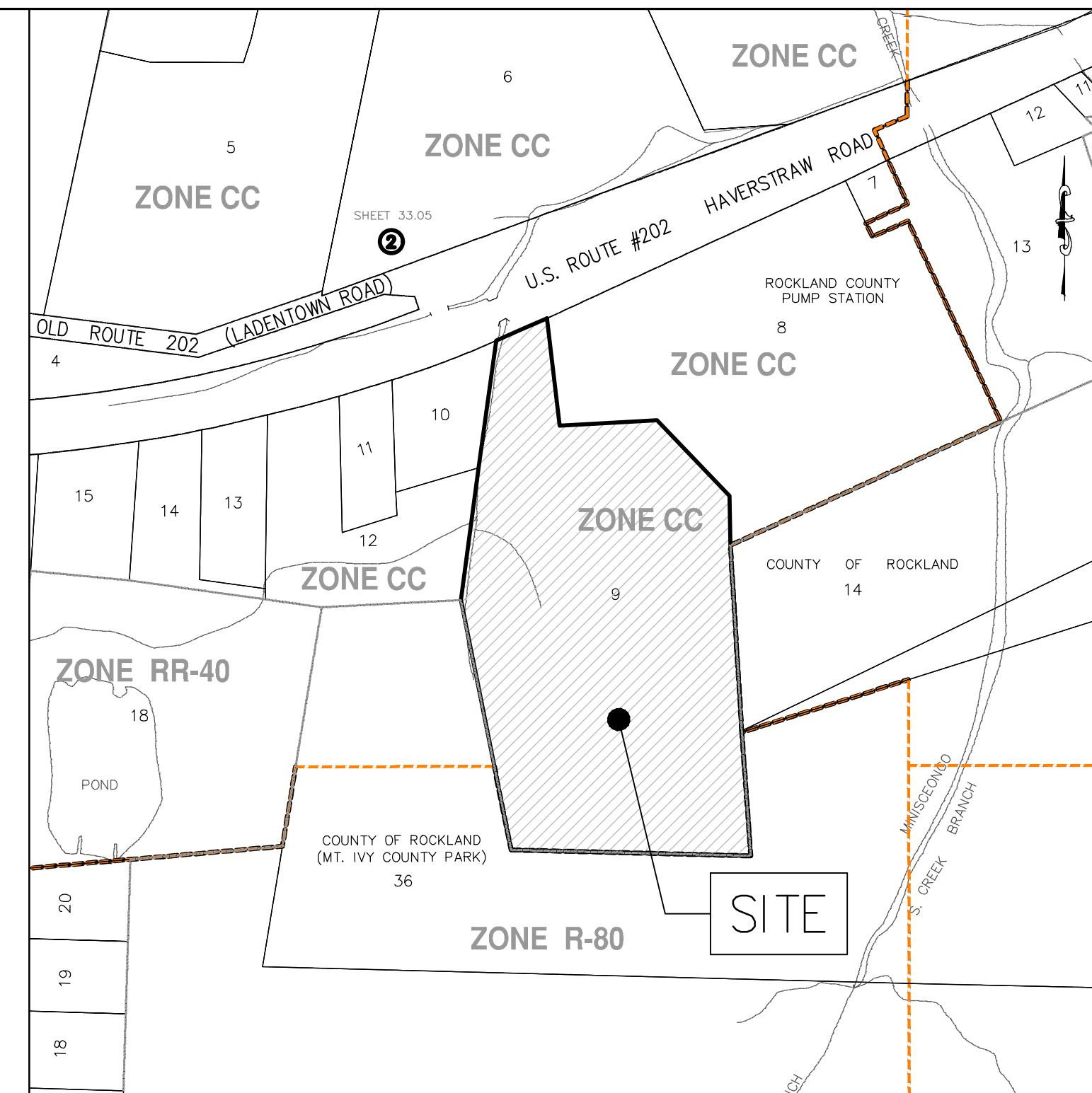
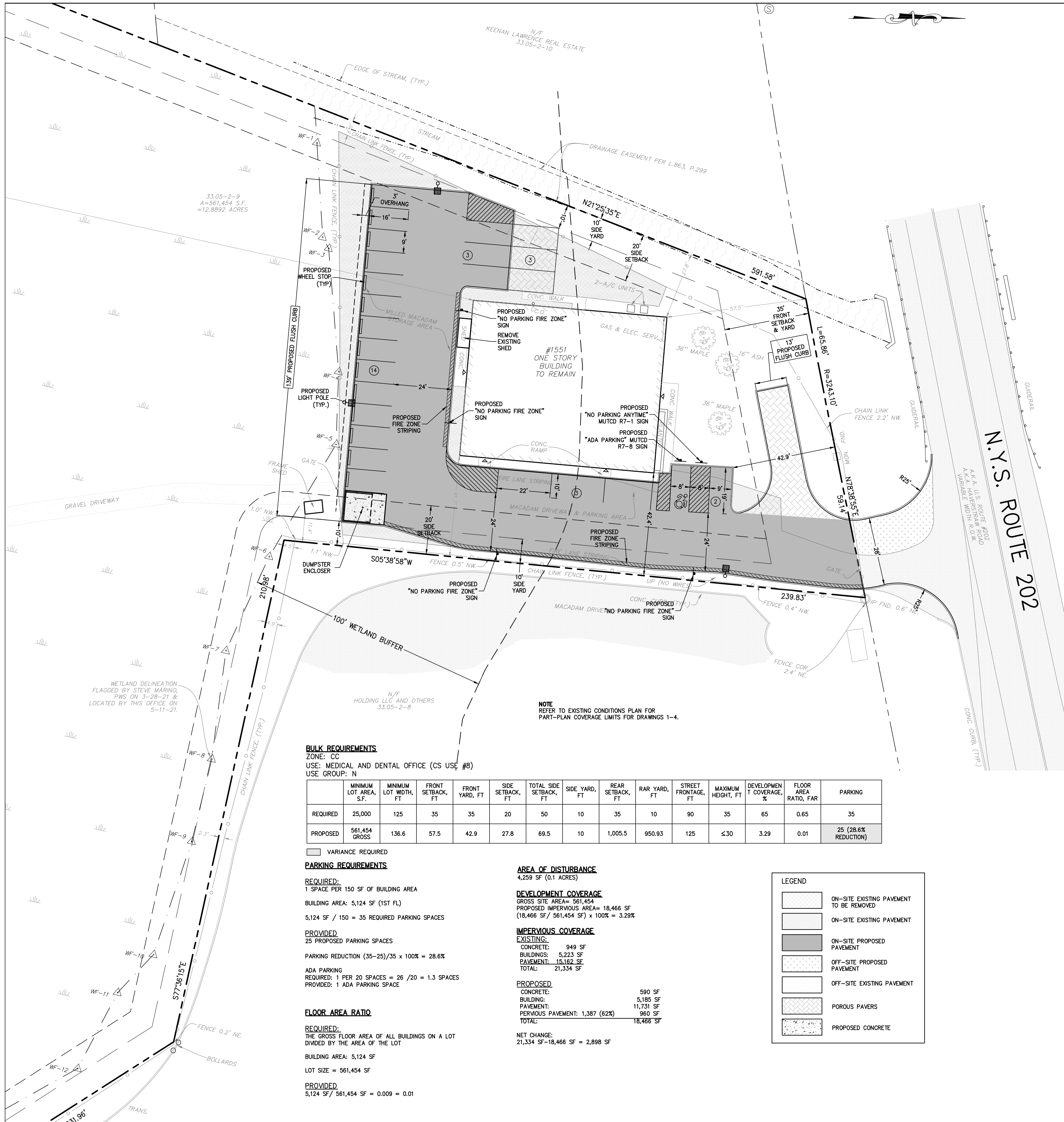
Liron Derguti, Engineer I  
Rockland County Drainage Agency

c: Chaya Willhelm, Trophy 1551 LLC, 16 Dike Drive, Monsey, NY 10952, (with encl./attach.)

By Regular & Certified Mail, Article No. : 7021 2720 0001 1864 2591

Vincent Altieri, Esq., RCDA  
Building Department, Town of Ramapo  
Zoning Board of Appeals, Town of Ramapo  
Dennis J. Rocks P.E., Brooker Engineering  
Rockland County Planning Department  
Nicholas King, Rockland County Sewer District No. 1  
File

[SmithI@Ramapo-ny.gov](mailto:SmithI@Ramapo-ny.gov)  
[CorryP@Ramapo-ny.gov](mailto:CorryP@Ramapo-ny.gov)  
[rocks.dennis@wseinc.com](mailto:rocks.dennis@wseinc.com)  
(by email)  
(by email)  
(File: 25 RMR 12)



VICINITY MAP  
SCALE: 1" = 300'

**DRAWING LIST:**

1. LAYOUT PLAN
2. GRADING PLAN
3. LIGHTING AND LANDSCAPE PLAN
4. EROSION AND SEDIMENT CONTROLS PLAN
5. EXISTING CONDITION PLAN
6. CONSTRUCTION DETAIL
- FT. FIRE TRUCK MANUEVER PLAN

NOTE  
REFER TO EXISTING CONDITIONS PLAN FOR  
PART-PLAN COVERAGE LIMITS FOR DRAWINGS 1-4.

**BULK REQUIREMENTS**

ZONE: CC  
USE: MEDICAL AND DENTAL OFFICE (CS USE #8)  
USE GROUP: N

	MINIMUM LOT AREA, S.F.	MINIMUM LOT WIDTH, FT	FRONT SETBACK, FT	FRONT YARD, FT	SIDE SETBACK, FT	TOTAL SIDE SETBACK, FT	SIDE YARD, FT	REAR SETBACK, FT	RAR YARD, FT	STREET FRONTAGE, FT	MAXIMUM HEIGHT, FT	DEVELOPMENT COVERAGE, %	FLOOR AREA RATIO, FAR	PARKING
REQUIRED	25,000	125	35	35	20	50	10	35	10	90	35	65	0.65	35
PROPOSED	561,454 GROSS	136.6	57.5	42.9	27.8	69.5	10	1,005.5	950.93	125	≤30	3.29	0.01	25 (28.6% REDUCTION)

☐ VARIANCE REQUIRED

**PARKING REQUIREMENTS**

**REQUIRED:**  
1 SPACE PER 150 SF OF BUILDING AREA

BUILDING AREA: 5,124 SF (1ST FL)  
5,124 SF / 150 = 35 REQUIRED PARKING SPACES

**PROVIDED:**  
25 PROPOSED PARKING SPACES

PARKING REDUCTION (35-25)/35 x 100% = 28.6%

ADA PARKING  
REQUIRED: 1 PER 20 SPACES = 26 / 20 = 1.3 SPACES  
PROVIDED: 1 ADA PARKING SPACE

**FLOOR AREA RATIO**

**REQUIRED:**  
THE GROSS FLOOR AREA OF ALL BUILDINGS ON A LOT DIVIDED BY THE AREA OF THE LOT

BUILDING AREA: 5,124 SF  
LOT SIZE = 561,454 SF

**PROVIDED:**  
5,124 SF / 561,454 SF = 0.009 = 0.01

**AREA OF DISTURBANCE**

4,259 SF (0.1 ACRES)

**DEVELOPMENT COVERAGE**

GROSS SITE AREA = 561,454 SF  
PROPOSED IMPERVIOUS AREA = 18,466 SF  
(18,466 SF / 561,454 SF) x 100% = 3.29%

**IMPERVIOUS COVERAGE**

**EXISTING:**  
CONCRETE: 949 SF  
BUILDINGS: 5,223 SF  
PAVEMENT: 15,162 SF  
TOTAL: 21,334 SF

**PROPOSED:**  
CONCRETE: 590 SF  
BUILDING: 5,185 SF  
PAVEMENT: 11,731 SF  
PERVIOUS PAVEMENT: 1,387 (62%)  
TOTAL: 18,466 SF

NET CHANGE:  
21,334 SF - 18,466 SF = 2,868 SF

LEGEND

	ON-SITE EXISTING PAVEMENT TO BE REMOVED
	ON-SITE EXISTING PAVEMENT
	ON-SITE PROPOSED PAVEMENT
	OFF-SITE PROPOSED PAVEMENT
	OFF-SITE EXISTING PAVEMENT
	POROUS PAVERS
	PROPOSED CONCRETE

**SITE PLAN STANDARD NOTES:**

1. THIS IS SECTION 33.05 BLOCK 2 LOT 9, AS SHOWN ON THE TOWN OF RAMAPO TAX MAP.
2. AREA OF TRACT: 561,454 SF, 12.8892 AC.
3. ZONE: CC
4. PROPOSED USE: MEDICAL AND DENTAL OFFICE
5. RECORD OWNER & APPLICANT: JOSHUA HERBST  
16 DYKE DRIVE  
MONSEY, NY 10952
6. FIRE DISTRICT: MOLESTON FD001
7. SCHOOL DISTRICT: E. RAMAPO CENTRAL 392602
8. WATER DISTRICT: NR 1, WD001; NR 2, WD002
9. WATER SUPPLY BY: VEOLIA NORTH AMERICA
10. SEWER DISTRICT: RC, SD130
11. DATUM: TO BE DETERMINED.
12. ALL UTILITIES SHALL BE UNDERGROUND. ELECTRIC SERVICE SHALL BE IN CONDUIT OF NOT LESS THAN TWO (2) INCH DIAMETER.
13. THERE ARE NO COVENANTS, DEED RESTRICTIONS, EASEMENTS OR OTHER RESERVATIONS OF LAND RELATIVE TO THIS SITE, EXCEPT AS SHOWN ON THIS PLAN, SUBJECT TO THE FINDINGS OF A COMPLETE AND UP-TO DATE TITLE SEARCH.
14. NO SIGN(S) OTHER THAN THOSE SHOWN ON THIS DRAWING ARE PERMITTED WITHOUT PRIOR APPROVAL OF THE PLANNING BOARD.
15. THE UNDERSIGNED, OWNER AND/OR APPLICANT, AS A CONDITION OF APPROVAL OF THIS SITE PLAN, HEREBY AGREES TO COMPLETE THE WITHIN SITE DEVELOPMENT PLAN AS DRAWN AND ALL IMPROVEMENTS SHOWN THEREON, AS A CONDITION OF THE ISSUANCE OF A BUILDING PERMIT. THE APPLICANT/OWNER IS AWARE THAT NO CHANGES IN THIS PLAN MAY BE MADE UNLESS APPROVED BY THE PLANNING BOARD.

APPLICANT \_\_\_\_\_ DATE \_\_\_\_\_

OWNER \_\_\_\_\_ DATE \_\_\_\_\_

16. ALL WORK WITHIN THE NYSDOT ROAD RIGHT-OF-WAY IS SUBJECT TO PERMITTING FROM THE NYSDOT AND SHALL BE COMPLETED IN ACCORDANCE WITH NYSDOT STANDARDS AND SPECIFICATIONS.

REV	DESCRIPTION	BY	DATE

DISCLAIMER:  
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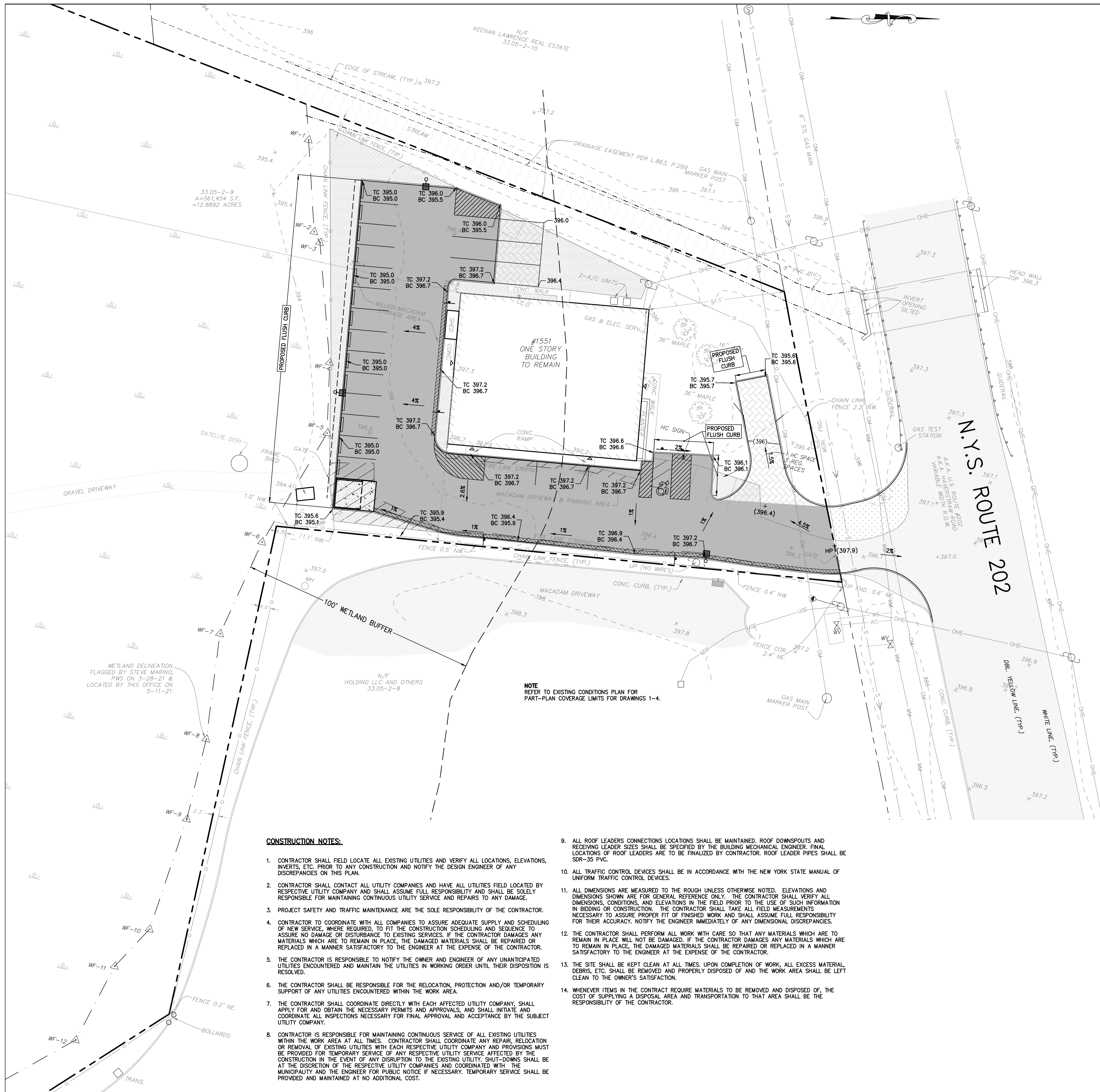
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74 Lafayette Avenue, Suite 501, Suffern, NY 10901  
(845) 357-4411  
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PROJECT: **1551 ROUTE 202**  
TOWN OF RAMAPO  
ROCKLAND COUNTY  
NEW YORK

TITLE: **LAYOUT PLAN**

PROJECT NO:	23113	DRAWN:	XC	CHECKED:	DR
SCALE:	1" = 20'				
GRAPHIC SCALE:	0 20' 40'				
DATE:	10/31/2024	DRAWING NO.:	1		

**DENNIS J. ROCKS**  
PROFESSIONAL ENGINEER  
N.Y.S. Lic. No. 066208



33.05-2-9  
A=561,454 S.F.  
=12.8892 ACRES

N/F  
KEENAN LAWRENCE REAL ESTATE  
33.05-2-10

N.Y.S. ROUTE 202

NOTE  
REFER TO EXISTING CONDITIONS PLAN FOR  
PART-PLAN COVERAGE LIMITS FOR DRAWINGS 1-4.

**CONSTRUCTION NOTES:**

- CONTRACTOR SHALL FIELD LOCATE ALL EXISTING UTILITIES AND VERIFY ALL LOCATIONS, ELEVATIONS, INVERTS, ETC. PRIOR TO ANY CONSTRUCTION AND NOTIFY THE DESIGN ENGINEER OF ANY DISCREPANCIES ON THIS PLAN.
- CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES AND HAVE ALL UTILITIES FIELD LOCATED BY RESPECTIVE UTILITY COMPANY AND SHALL ASSUME FULL RESPONSIBILITY AND SHALL BE SOLELY RESPONSIBLE FOR MAINTAINING CONTINUOUS UTILITY SERVICE AND REPAIRS TO ANY DAMAGE.
- PROJECT SAFETY AND TRAFFIC MAINTENANCE ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR TO COORDINATE WITH ALL COMPANIES TO ASSURE ADEQUATE SUPPLY AND SCHEDULING OF NEW SERVICE, WHERE REQUIRED, TO FIT THE CONSTRUCTION SCHEDULING AND SEQUENCE TO ASSURE NO DAMAGE OR DISTURBANCE TO EXISTING SERVICES. IF THE CONTRACTOR DAMAGES ANY MATERIALS WHICH ARE TO REMAIN IN PLACE, THE DAMAGED MATERIALS SHALL BE REPAIRED OR REPLACED IN A MANNER SATISFACTORY TO THE ENGINEER AT THE EXPENSE OF THE CONTRACTOR.
- THE CONTRACTOR IS RESPONSIBLE TO NOTIFY THE OWNER AND ENGINEER OF ANY UNANTICIPATED UTILITIES ENCOUNTERED AND MAINTAIN THE UTILITIES IN WORKING ORDER UNTIL THEIR DISPOSITION IS RESOLVED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELOCATION, PROTECTION AND/OR TEMPORARY SUPPORT OF ANY UTILITIES ENCOUNTERED WITHIN THE WORK AREA.
- THE CONTRACTOR SHALL COORDINATE DIRECTLY WITH EACH AFFECTED UTILITY COMPANY, SHALL APPLY FOR AND OBTAIN THE NECESSARY PERMITS AND APPROVALS, AND SHALL INITIATE AND COORDINATE ALL INSPECTIONS NECESSARY FOR FINAL APPROVAL AND ACCEPTANCE BY THE SUBJECT UTILITY COMPANY.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING CONTINUOUS SERVICE OF ALL EXISTING UTILITIES WITHIN THE WORK AREA AT ALL TIMES. CONTRACTOR SHALL COORDINATE ANY REPAIR, RELOCATION OR REMOVAL OF EXISTING UTILITIES WITH EACH RESPECTIVE UTILITY COMPANY AND PROVISIONS MUST BE PROVIDED FOR TEMPORARY SERVICE OF ANY RESPECTIVE UTILITY SERVICE AFFECTED BY THE CONSTRUCTION IN THE EVENT OF ANY DISRUPTION TO THE EXISTING UTILITY. SHUT-DOWNS SHALL BE AT THE DISCRETION OF THE RESPECTIVE UTILITY COMPANIES AND COORDINATED WITH THE MUNICIPALITY AND THE ENGINEER FOR PUBLIC NOTICE IF NECESSARY. TEMPORARY SERVICE SHALL BE PROVIDED AND MAINTAINED AT NO ADDITIONAL COST.

- ALL ROOF LEADERS CONNECTIONS LOCATIONS SHALL BE MAINTAINED. ROOF DOWNSPOUTS AND RECEIVING LEADER SIZES SHALL BE SPECIFIED BY THE BUILDING MECHANICAL ENGINEER. FINAL LOCATIONS OF ROOF LEADERS ARE TO BE FINALIZED BY CONTRACTOR. ROOF LEADER PIPES SHALL BE SDR-35 PVC.
- ALL TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE NEW YORK STATE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- ALL DIMENSIONS ARE MEASURED TO THE ROUGH UNLESS OTHERWISE NOTED. ELEVATIONS AND DIMENSIONS SHOWN ARE FOR GENERAL REFERENCE ONLY. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITIONS, AND ELEVATIONS IN THE FIELD PRIOR TO THE USE OF SUCH INFORMATION IN BIDDING OR CONSTRUCTION. THE CONTRACTOR SHALL TAKE ALL FIELD MEASUREMENTS NECESSARY TO ASSURE PROPER FIT OF FINISHED WORK AND SHALL ASSUME FULL RESPONSIBILITY FOR THEIR ACCURACY. NOTIFY THE ENGINEER IMMEDIATELY OF ANY DIMENSIONAL DISCREPANCIES.
- THE CONTRACTOR SHALL PERFORM ALL WORK WITH CARE SO THAT ANY MATERIALS WHICH ARE TO REMAIN IN PLACE WILL NOT BE DAMAGED. IF THE CONTRACTOR DAMAGES ANY MATERIALS WHICH ARE TO REMAIN IN PLACE, THE DAMAGED MATERIALS SHALL BE REPAIRED OR REPLACED IN A MANNER SATISFACTORY TO THE ENGINEER AT THE EXPENSE OF THE CONTRACTOR.
- THE SITE SHALL BE KEPT CLEAN AT ALL TIMES. UPON COMPLETION OF WORK, ALL EXCESS MATERIAL, DEBRIS, ETC. SHALL BE REMOVED AND PROPERLY DISPOSED OF AND THE WORK AREA SHALL BE LEFT CLEAN TO THE OWNER'S SATISFACTION.
- WHENEVER ITEMS IN THE CONTRACT REQUIRE MATERIALS TO BE REMOVED AND DISPOSED OF, THE COST OF SUPPLYING A DISPOSAL AREA AND TRANSPORTATION TO THAT AREA SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

REV	DESCRIPTION	BY	DATE

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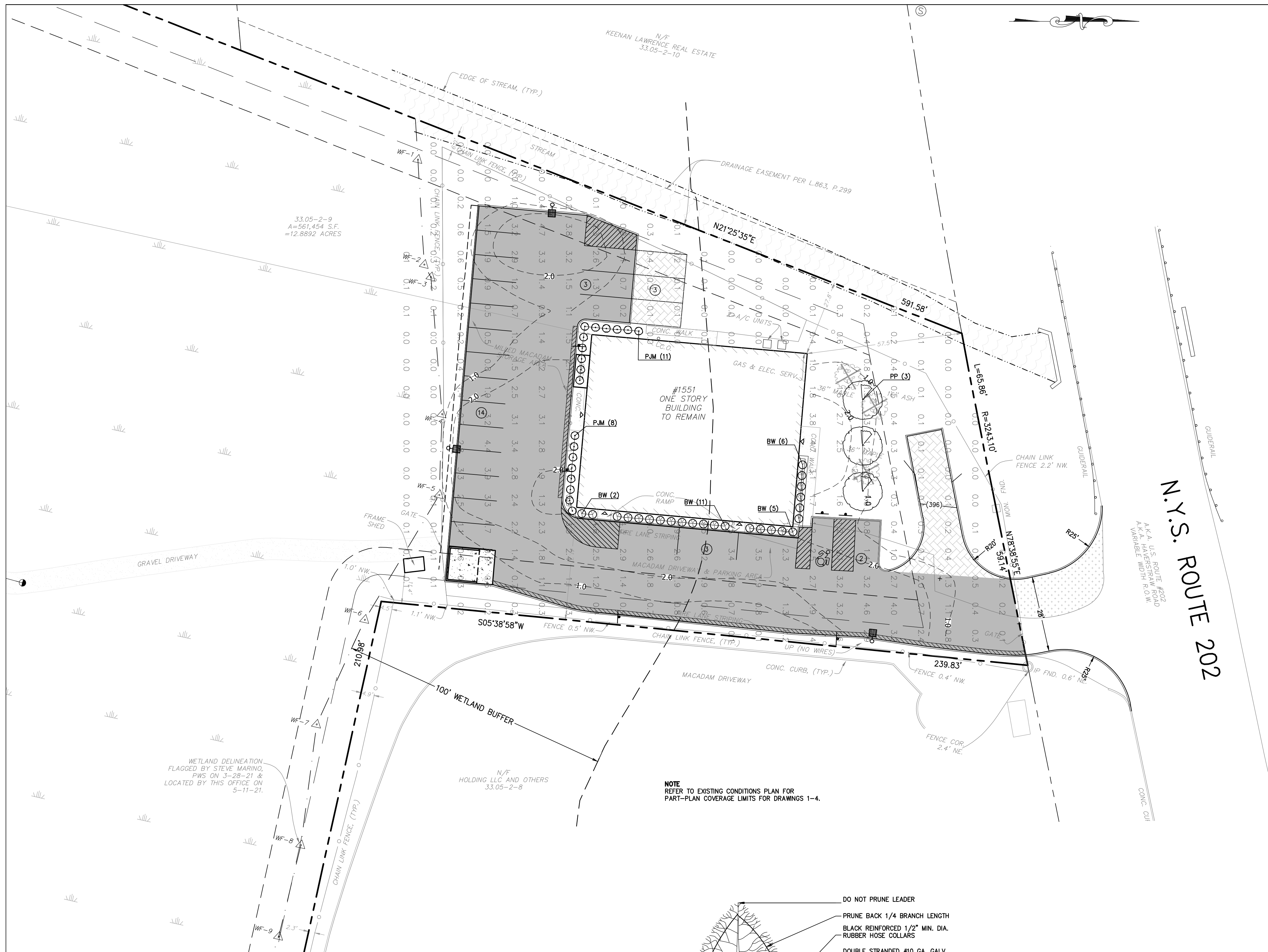
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PROJECT:  
**1551 ROUTE 202**  
TOWN OF RAMAPO  
ROCKLAND COUNTY  
NEW YORK

TITLE:  
**GRADING PLAN**

PROJECT NO: 23113	DRAWN: XC	CHECKED: DR
SCALE: 1"=20'		
GRAPHIC SCALE: 0 20' 40'		
DATE: 10/31/2024	DRAWING NO: <b>2</b>	

DENNIS J. ROCKS  
PROFESSIONAL ENGINEER  
N.Y.S. Lic. No. 066208



**PLANTING TABLE**

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	QUANTITY
BW	BUXUS MICROPHYLLA JAPONICA	JAPANESE BOXWOOD	2-2 1/2' HEIGHT	24
PP	PRUNUS CERASIFERA "NEWPORT"	PURPLE-LEAF PLUM	2-2 1/2' CAL	3
PJM	RHODODENDRON "PJM"	"PJM" RHODODENDRON	2-2 1/2' HEIGHT	19

**LEGEND**

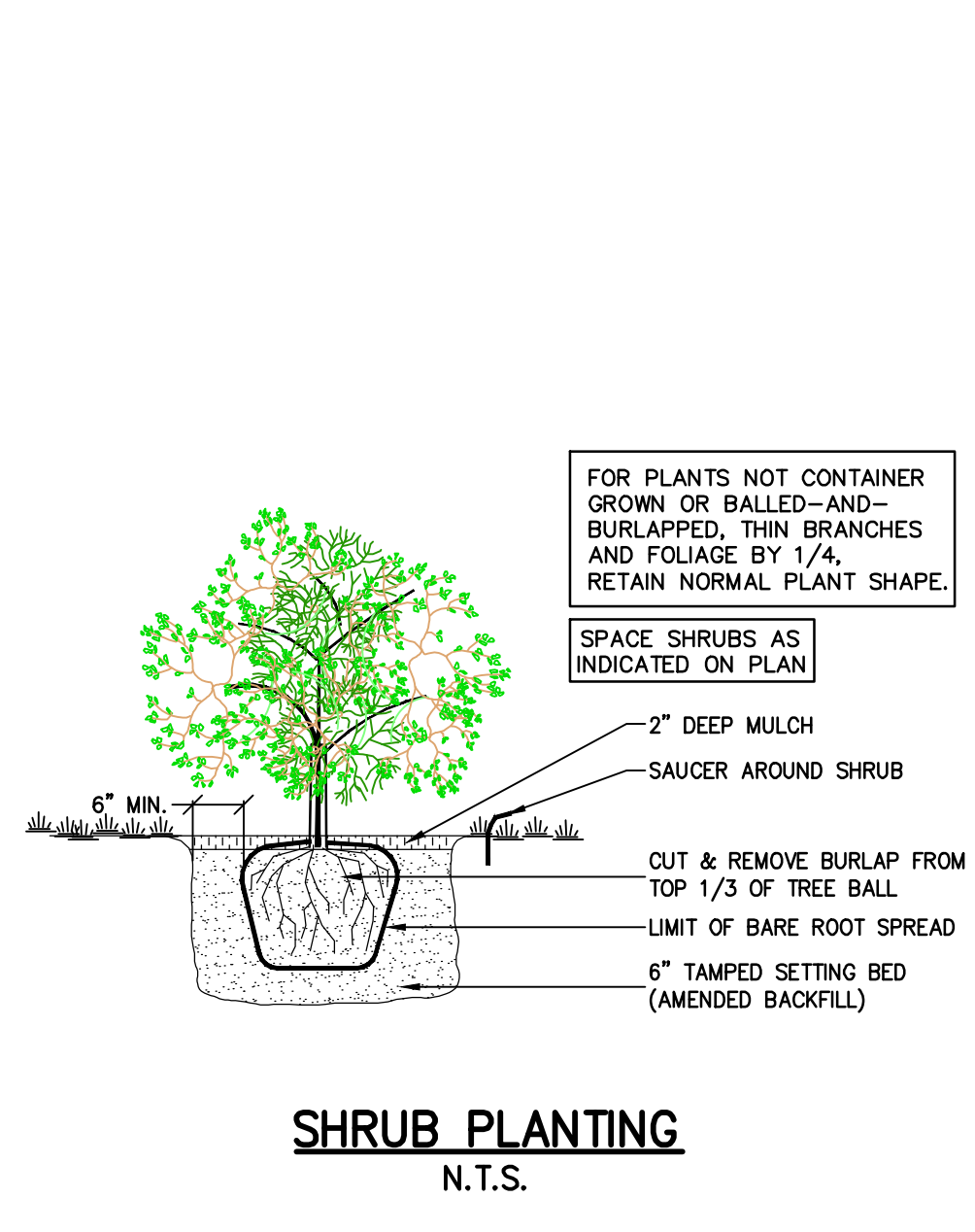
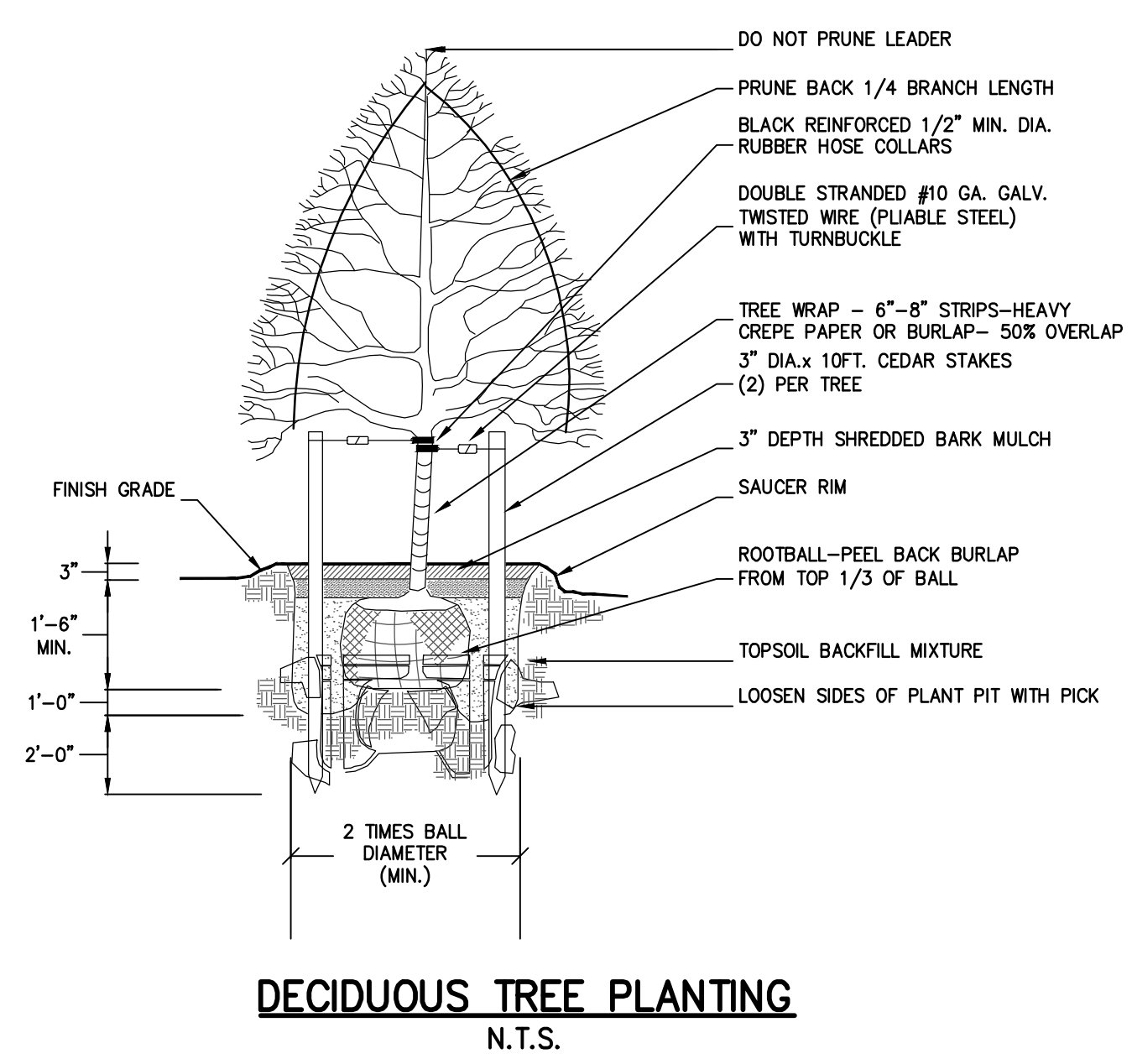
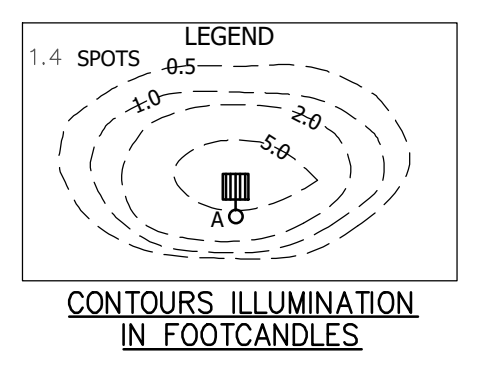
EXISTING UNHEALTHY TREE TO BE REMOVED.

**PLANTING NOTES**

- "ALL VEGETATION SHOWN ON THIS PLAN SHALL BE MAINTAINED IN A HEALTHY AND VIGOROUS GROWING CONDITION THROUGHOUT THE DURATION OF THE PROPOSED USE OF THE SITE. ALL VEGETATION NOT SO MAINTAINED SHALL BE REPLACED WITH NEW COMPARABLE VEGETATION AT THE BEGINNING OF THE NEXT GROWING SEASON".
- DO NOT PLACE MULCH AGAINST TREE OR SHRUB TRUNK. THE TRUNK FLARE AND ROOT COLLAR SHALL BE VISIBLE AT THE TOP OF THE PLANT BED WITH NO MULCH AGAINST TRUNK. DO NOT CREATE MOUND OF MULCH AROUND TREE. FINISH GRADE TO BE SAME AS ORIGINALLY GROWN.
- STAKE ALL TREES WITH 2 CEDAR STAKES, RUBBER HOSE AROUND TREE (6'-0" ABOVE GRADE) AND TWISTED #10 GAUGE GALVANIZED WIRE.
- GUARANTEE ALL PLANTS AND WORKMANSHIP FOR TWO PLANTING SEASONS.
- ALL PLANTING SHALL BE PLACED UNDER DIRECTION OF AN APPROPRIATE LICENSED DESIGN PROFESSIONAL. NOTIFY 48 HOURS PRIOR TO PLANTING.
- PROVIDE THE TOWN OF RAMAPO BUILDING INSPECTOR WITH A COPY OF THE STATE CERTIFICATE OF SOURCE FOR ALL PLANT MATERIAL.
- ALL PLANT MATERIAL SHALL BE NURSERY GROWN AND SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERY MEN'S STANDARDS.
- PLACE 4" OF TOPSOIL ON ALL DISTURBED LAWN AREAS AND ALL AREAS NOT PAVED OR BUILT UPON.
- PLANT PITS SHALL BE 36" WIDER FOR TREES (MINIMUM OF TWO TIMES ROOT BALL DIAMETER) AND 24" WIDER FOR SHRUBS AND 6" DEEPER THAN THE ROOT BALL SET PLANTS AT SAME LEVEL AS ORIGINALLY GROWN ON BASE OF UNDISTURBED SOIL. THE TRUNK FLARE AND ROOT COLLAR SHALL BE VISIBLE AT THE TOP OF THE PLANT BED AT THE TIME OF FINAL INSPECTION. REMOVE ALL EXISTING SOIL FROM PLANT PIT AND BACKFILL WITH A MIXTURE OF ONE PART PEAT HUMUS, AND FOUR PART TOP SOIL. ADD 3 YEAR EESSEYROW FERTILIZER POCKETS (OR EQUAL) - 1 PER INCH OF TREE CALIPER OR PER 12" HEIGHT OF SHRUB.
- FERTILIZE AREAS BEFORE SEEDING OR SODDING WITH 15LBS. PER 1000 SQUARE FEET OF 10-20-10 FERTILIZER OR APPROVED EQUIVALENT. REPEAT AFTER 8 WEEKS.
- FERTILIZE AREAS BEFORE SEEDING OR SODDING WITH 15 LBS. PER 1000 SQUARE FEET OF 10-20-10 FERTILIZER OR APPROVED EQUIVALENT. REPEAT AFTER 8 WEEKS. LAWN AREAS SHALL BE SEEDED AT 5 LBS. PER 1000 SF. WITH THE FOLLOWING SEED MIX: 40% JAMESTOWN CHEWINGS FESCUE, 40% BARON KENTUCKY BLUEGRASS, AND 20% YORKTOWN PERENNIAL RYE OR APPROVED EQUIVALENT. MULCH NEWLY SEEDED LAWN AT 90 LBS. PER 1000 SQUARE FEET WITH HAY OR STRAW MULCH.
- THE CONTRACTOR IS RESPONSIBLE TO PLANT THE TOTAL QUANTITIES OF ALL PLANTS SHOWN ON THE PLANTING PLAN. CHANGES TO THE SITE PLAN FROM THAT SHOWN ON THE PLANTING PLAN THAT CAUSE DIFFERENT SITE AREAS AVAILABLE FOR PLANTING SHALL HAVE PLANTING ADJUSTED ON SITE BY THE DESIGN PROFESSIONAL. THE QUANTITIES OF PLANTINGS SHOWN ON THE PLANT LIST ARE NOT GUARANTEED. THE QUANTITIES OF PLANTINGS SHOWN GRAPHICALLY ON THE PLAN SHALL GOVERN.

**LUMINAIRE SCHEDULE**

SYMBOL	TAG	QUANTITY	LABEL	DESCRIPTION	ARRANGEMENT	MANUFACTURER	COLOR TEMP.	MOUNTED HEIGHT (FEET)
	A	3	D-SERIES SIZE 1 AREA LUMINAIRE PERFORMANCE PACKAGE 3000K CCT 70 ORI TYPE 3 EXTREME BACKLIGHT CONTROL EXTERNAL GLARE SHIELD	DSX1 LED P1 30K 70CRI BLC3 EG5	POLE	LITHONIA LIGHTING	3000K	14
	B	4	DSXW2 LED WITH 3 LIGHT ENGINES, 30 LED'S, 530mA DRIVER, 3000K LED, TYPE 3 MEDIUM OPTIC	DSXW2 LED 30C 530 30K T3M MVLTM	WALL MOUNTED	LITHONIA LIGHTING	3000K	12



REV	DESCRIPTION	BY	DATE

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PROJECT: **1551 ROUTE 202**  
TOWN OF RAMAPO  
ROCKLAND COUNTY  
NEW YORK

TITLE: **LIGHTING AND LANDSCAPE PLAN**

PROJECT NO: 23113 | DRAWN: XC | CHECKED: DR  
SCALE: 1"=20'  
GRAPHIC SCALE: 0, 20', 40'  
DATE: 10/31/2024 | DRAWING NO: 3

DENNIS W. ROCKS  
PROFESSIONAL ENGINEER  
N.Y.S. Lic. No. 066208

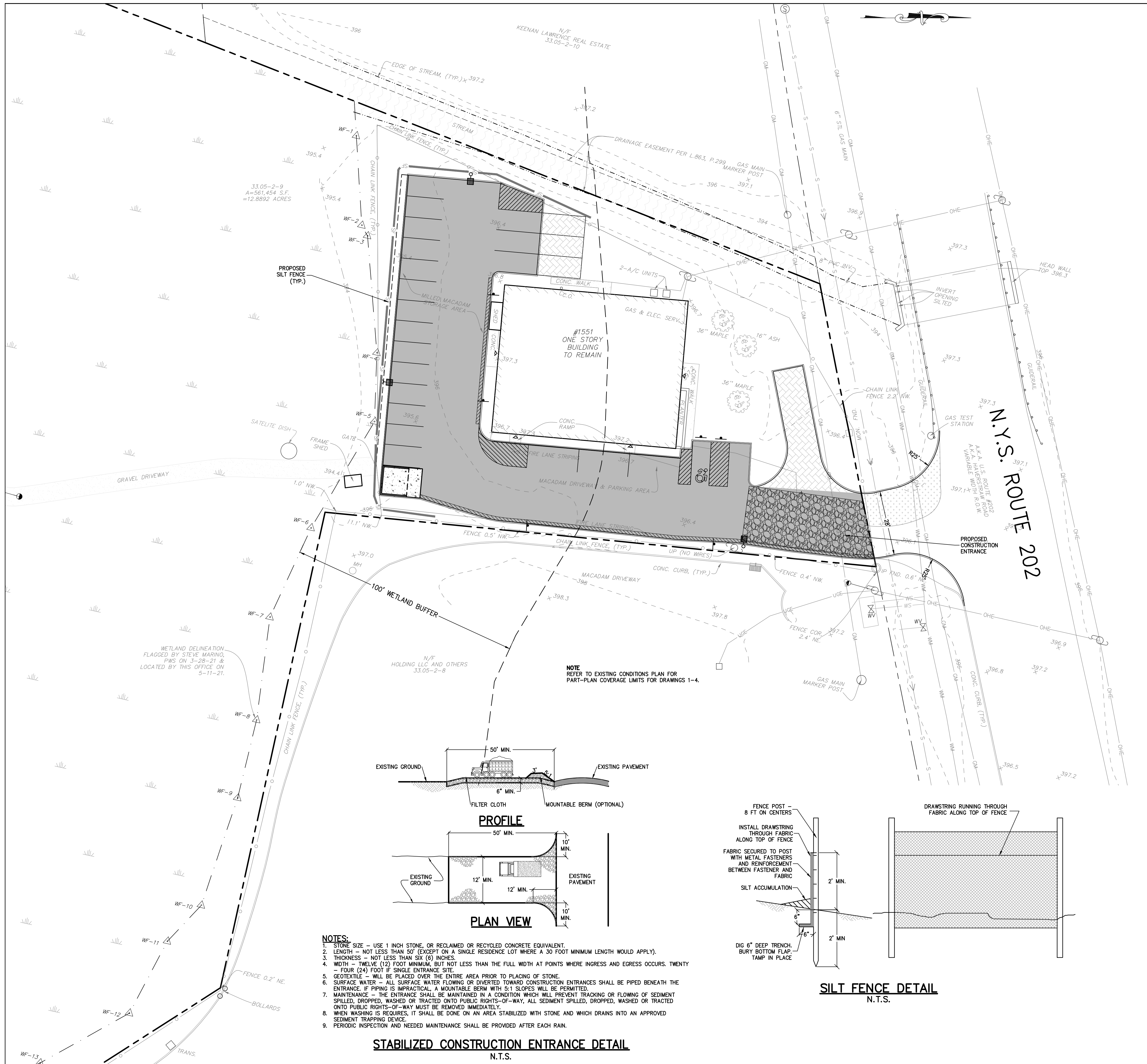
P:\BIBEC\23113 1551 Route 202\_Lighting.dwg, 2/11/2025 12:23:14 PM, Lajarra Hilda

**STANDARD EROSION CONTROL NOTES:**

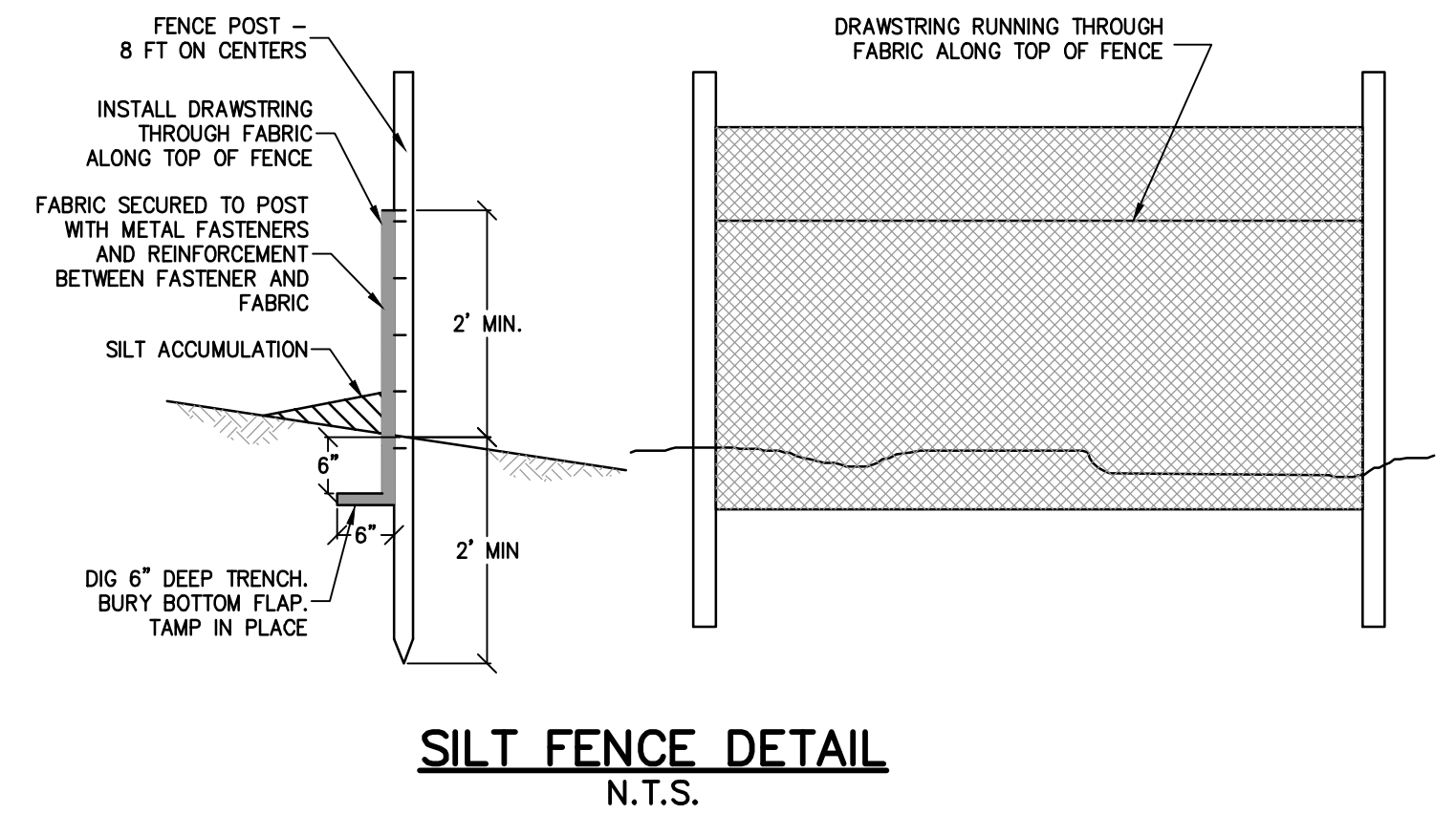
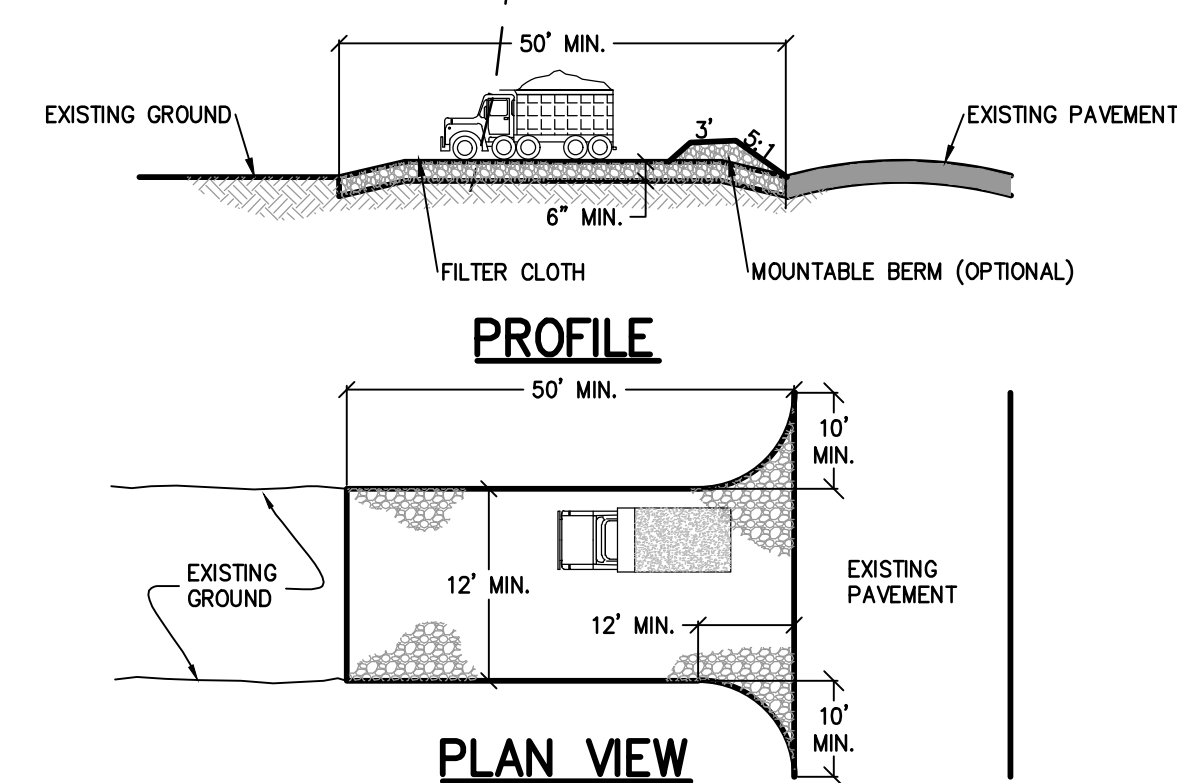
- ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE INSTALLED IN ACCORDANCE WITH THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, AND SHALL BE INSTALLED IN PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT STABILIZATION IS ESTABLISHED.
- THE SITE AT ALL TIMES SHALL BE GRADED AND MAINTAINED SUCH THAT ALL STORMWATER RUNOFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES.
- THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING AND INSPECTING ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES ON A REGULAR BASIS, INCLUDING AFTER EVERY STORM EVENT.
- STOCKPILES ARE NOT TO BE LOCATED WITHIN A FLOODPLAIN, BUFFER, ON A SLOPE, ROADWAY OR DRAINAGE FACILITY. THE BASE OF ALL STOCKPILES SHALL BE CONTAINED BY A HAY BALE SEDIMENT BARRIER OR SILT FENCE.
- A CRUSHED STONE VEHICLE WHEEL-CLEANING BLANKET SHALL BE INSTALLED WHEREVER A CONSTRUCTION ACCESS ROAD INTERSECTS ANY PAVED ROADWAY IN ACCORDANCE WITH THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.
- ALL SOIL WASHED, DROPPED, SPILLED, OR TRACKED OUTSIDE THE WORK AREA OR ONTO PUBLIC RIGHT-OF-WAY, SHALL BE REMOVED IMMEDIATELY. PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES.
- DUST SHALL BE CONTROLLED AT ALL TIMES IN ACCORDANCE WITH THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.
- TREES TO REMAIN AFTER CONSTRUCTION WITHIN THE WORK AREA SHALL BE PROTECTED WITH A SUITABLE FENCE INSTALLED AT THE DRIP LINE OR BEYOND IN ACCORDANCE WITH NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.
- TEMPORARY SEDIMENTATION ENTRAPMENT AREAS SHALL BE PROVIDED AT KEY LOCATIONS TO INTERCEPT AND CLARIFY SILT LADEN RUNOFF FROM THE SITE. THESE MAY BE EXCAVATED OR MAY BE CREATED UTILIZING EARTHEN BERMS, RIP-RAP OR CRUSHED STONE DAMS, HAY BALES, OR OTHER CHANNELIZATION SHALL BE CONSTRUCTED TO INSURE THAT ALL SILT LADEN WATERS ARE DIRECTED INTO THE ENTRAPMENT AREAS, WHICH SHALL NOT BE PERMITTED TO FILL IN, BUT SHALL BE CLEANED PERIODICALLY DURING THE COURSE OF CONSTRUCTION. THE COLLECTION SILT SHALL BE DEPOSITED IN AREAS SAFE FROM FURTHER EROSION.
- ALL DISTURBED AREAS, EXCEPT ROADWAYS, WHICH WILL REMAIN OPEN OR UNFINISHED FOR MORE THAN 10 DAYS SHALL BE TEMPORARILY SEEDED WITH 1/2 LB. OF RYE GRASS OR MULCHED WITH 100 LBS. OF STRAW OR HAY PER 1,000 SQUARE FEET. ROADWAYS SHALL BE STABILIZED AS RAPIDLY AS PRACTICABLE BY THE INSTALLATION OF THE BASE COURSE. A TEMPORARY SEEDING AND/ OR MULCHING SHOULD BE APPLIED TO DISTURBED AREAS THAT ARE LEFT FOR 7 DAYS UNLESS CONSTRUCTION WILL BEGIN WITHIN 30 DAYS.
- SILT THAT LEAVES THE SITE SHALL BE COLLECTED AND REMOVED AS DIRECTED BY APPROPRIATE MUNICIPAL AUTHORITIES.
- AT THE COMPLETION OF THE PROJECT, ALL TEMPORARY SILTATION DEVICES SHALL BE REMOVED AND THE AFFECTED AREAS RE-GRADED, PLANTED, OR TREATED IN ACCORDANCE WITH THE APPROVED PLANS.
- ALL AREAS DISTURBED BY ON-SITE GRADING THAT WILL NOT BE CONSTRUCTED UPON, SHALL BE STABILIZED WITH PERMANENT VEGETATIVE COVER, USING THE FOLLOWING SEEDING SCHEDULE, OR EQUIVALENT:

	1 LB. PER ACRE	1 LB. PER 1,000 SF
KENTUCKY BLUE GRASS -	20	0.45
CREeping RED FESCUE -	5	0.10
PERENNIAL RYE GRASS -	20	0.45
- ALL SEEDED AREAS TO HAVE AN APPLICATION OF THE FOLLOWING:

	1 LB. PER ACRE	1 LB. PER 1,000 SF
CREeping RED FESCUE -	10	0.45
CROWN VETCH -	15	0.35
BIRDSFOOT TREFLOIL -	8	0.20
TALL FESCUE OR SMOOTH BROMegrASS -	15	0.35
W/PERENNIAL RYE GRASS -	5	0.10
- ALL SLOPES 1 (VERTICAL) : 2.5 (HORIZONTAL) TO BE MULCHED AND STABILIZED WITH CLOTH FABRIC AND PINNED TO THE GROUND.
- SOD CAN BE USED INSTEAD OF SEED.
  - CONSTRUCT STABILIZING CONSTRUCTION ENTRANCE.
  - INSTALL SEDIMENT BARRIERS AS PER NOTE 1 ABOVE.
  - CONSTRUCT DIVERSIONS SWALES AND DRAINAGE SYSTEMS WITH MINIMUM NECESSARY CLEARING.
  - CLEAR EXISTING TREES AND VEGETATION FROM AREAS TO BE EXCAVATED OR FILLED, STRIP AND STOCKPILE TOPSOIL FROM ALL AREAS TO BE DISTURBED.
  - PERFORM NECESSARY EXCAVATION OR FILL OPERATIONS TO BRING SITE TO DESIRED SUBGRADE. INSTALL STORM DRAINAGE SYSTEM.
  - INSTALL SEDIMENT CONTROL BARRIERS AROUND ALL STORM DRAIN INLETS.
  - SEED ALL DISTURBED AREAS WHICH WILL REMAIN UNDISTURBED FOR A PERIOD OR 30 DAYS AS PER NOTE 2 ABOVE.
  - AFTER COMPLETION OF THE SITE CONSTRUCTION FINE GRADE AND SPREAD TOPSOIL ON ALL LAWN AREAS AND SEED AS PER NOTES 5 AND 6 ABOVE.
  - REMOVE SEDIMENT BARRIERS AS PER NOTE 4 ABOVE.
  - MAINTAIN ALL SEEDED AND PLANTED AREAS TO INSURE A VIABLE STABILIZED VEGETATIVE SPECS.
  - ALL CONSTRUCTION TO MEET CURRENT MUNICIPALITY SPECS.
  - 4" OF TOP SOIL TO BE SPREAD PRIOR TO SEEDING IN ALL DISTURBED AREAS.



**NOTE:** REFER TO EXISTING CONDITIONS PLAN FOR PART-PLAN COVERAGE LIMITS FOR DRAWINGS 1-4.



- NOTES:**
- STONE SIZE - USE 1 INCH STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
  - LENGTH - NOT LESS THAN 50' (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
  - THICKNESS - NOT LESS THAN SIX (6) INCHES.
  - WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS AND EGRESS OCCURS. TWENTY - FOUR (24) FOOT IF SINGLE ENTRANCE SITE.
  - GEOTEXTILE - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
  - SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
  - MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY, ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
  - WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
  - PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

**STABILIZED CONSTRUCTION ENTRANCE DETAIL**  
N.T.S.

REV	DESCRIPTION	BY	DATE

DISCLAIMER:  
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74 Lafayette Avenue, Suite 501, Suffern, NY 10901  
(845) 357-4411  
WESTONANDSAMPSON.COM

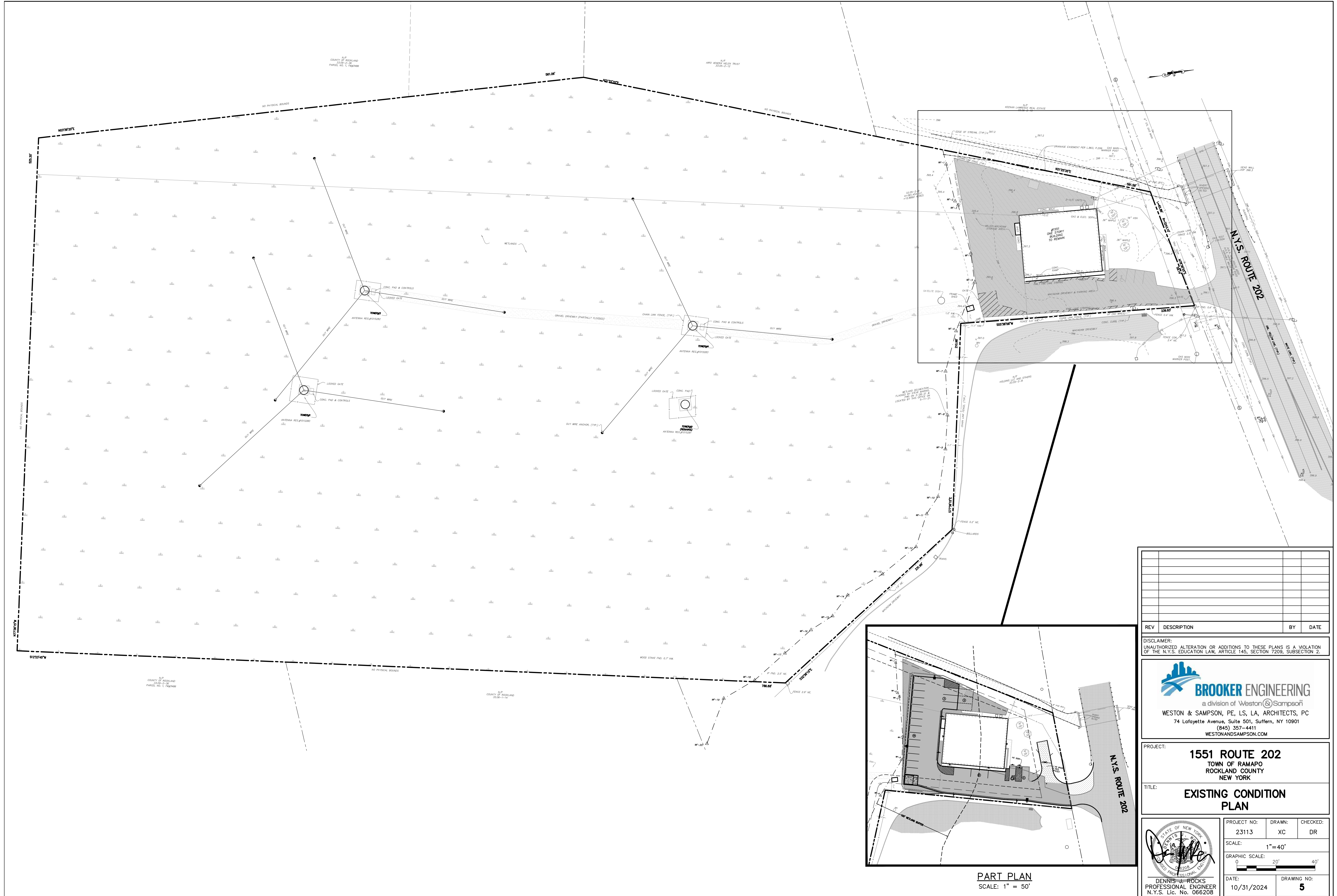
PROJECT: **1551 ROUTE 202**  
TOWN OF RAMAPO  
ROCKLAND COUNTY  
NEW YORK

TITLE: **EROSION AND SEDIMENT CONTROL PLAN**

PROJECT NO: 23113 DRAWN: XC CHECKED: DR  
SCALE: 1"=20'  
GRAPHIC SCALE: 0 20' 40'  
DATE: 10/31/2024 DRAWING NO: 4

DENNIS J. ROCKS  
PROFESSIONAL ENGINEER  
N.Y.S. Lic. No. 066208

P:\BIB\23113\1551 Route 202\_Dwg\Rev 01\551 Rt 202 Site Plan.dwg, 2/11/2025, 12:24:45 PM, Lajarra Hilda



REV	DESCRIPTION	BY	DATE

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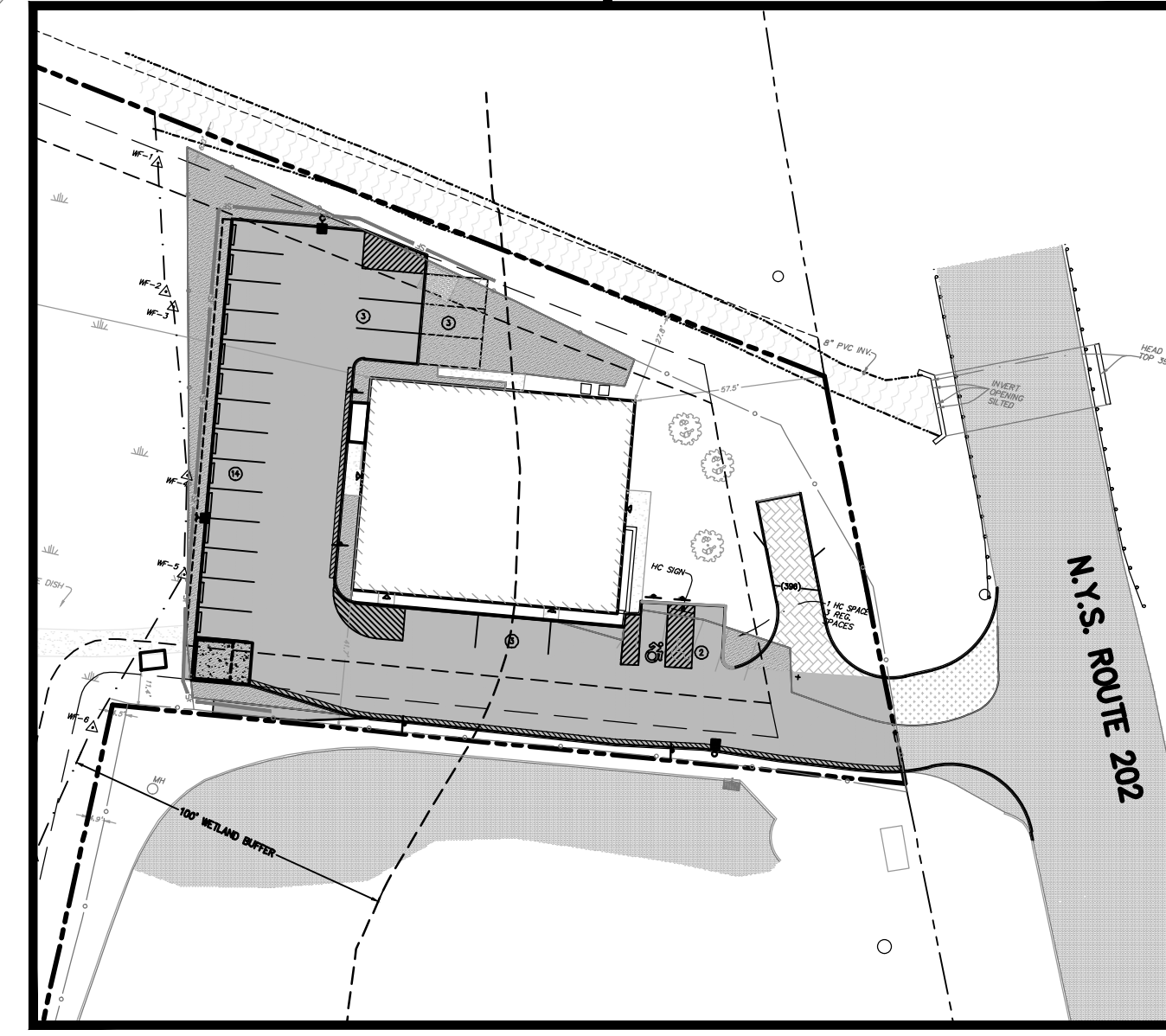
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PROJECT: **1551 ROUTE 202**  
TOWN OF RAMAPO  
ROCKLAND COUNTY  
NEW YORK

TITLE: **EXISTING CONDITION PLAN**

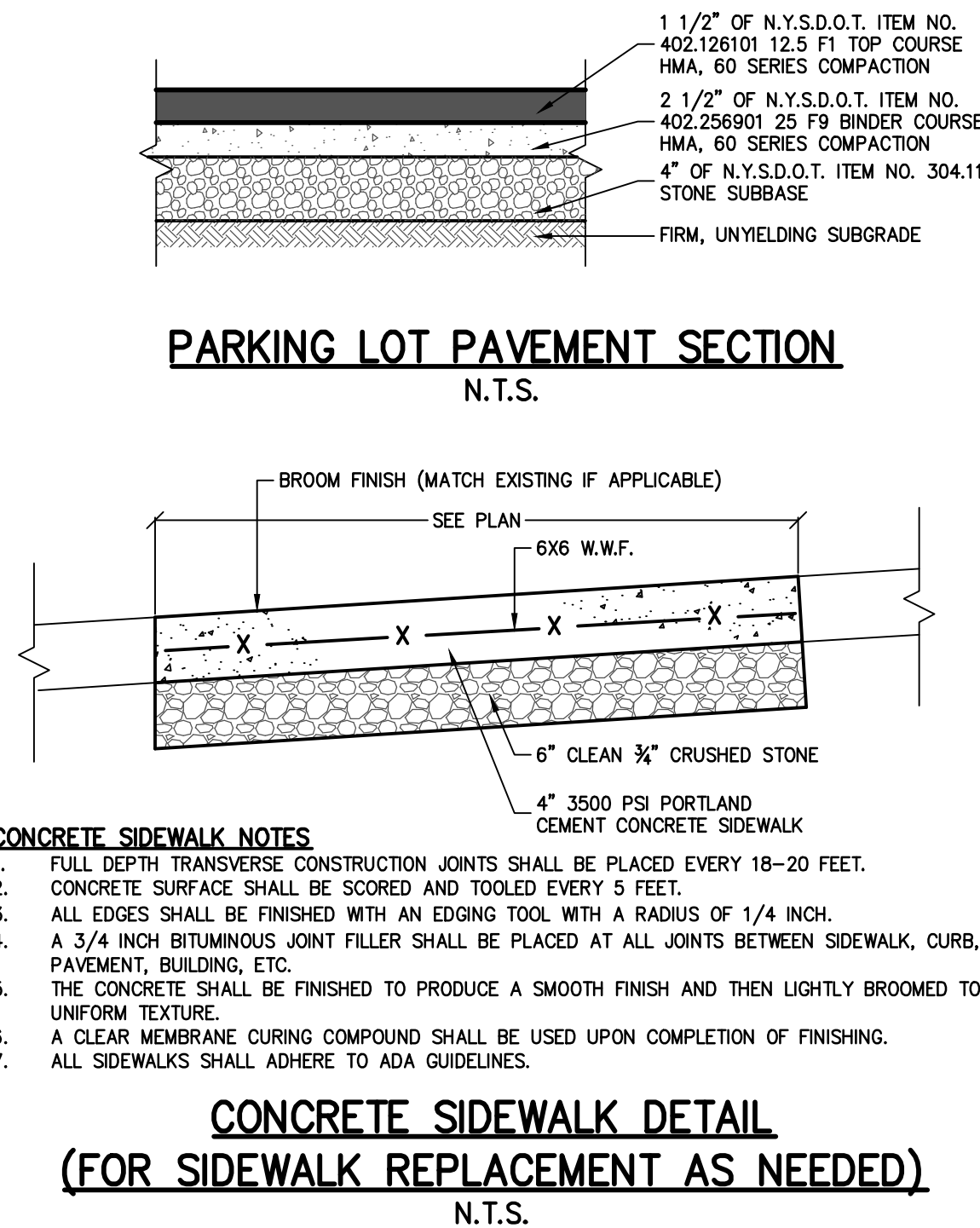
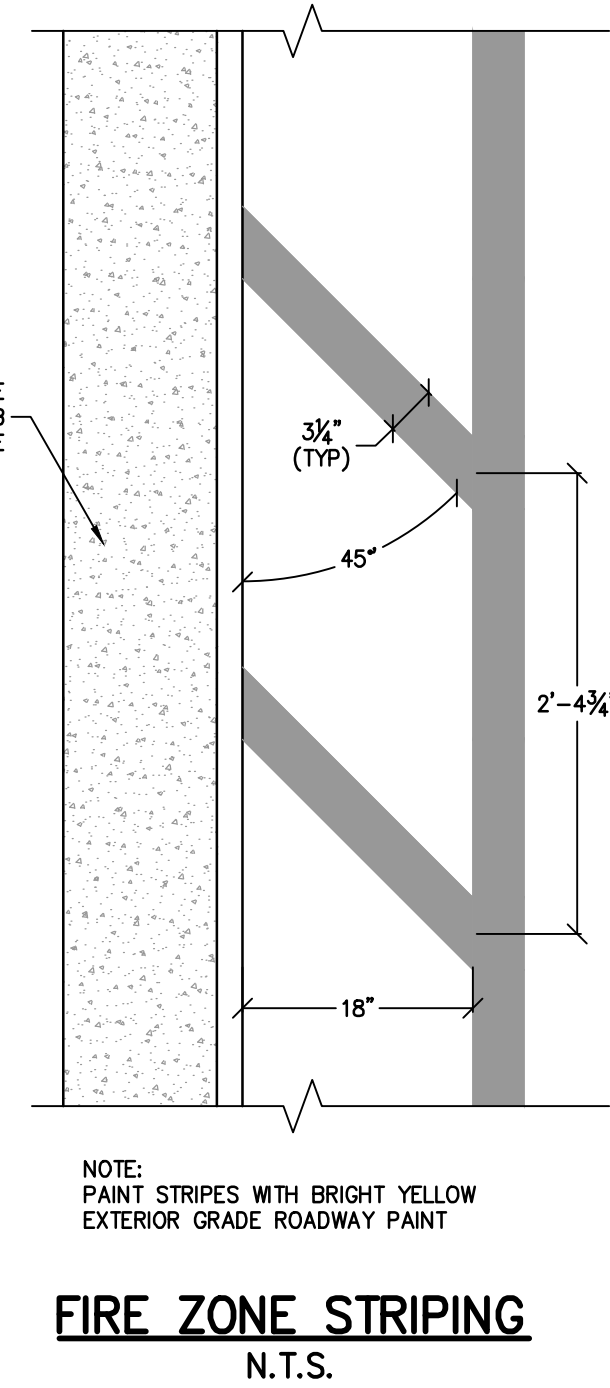
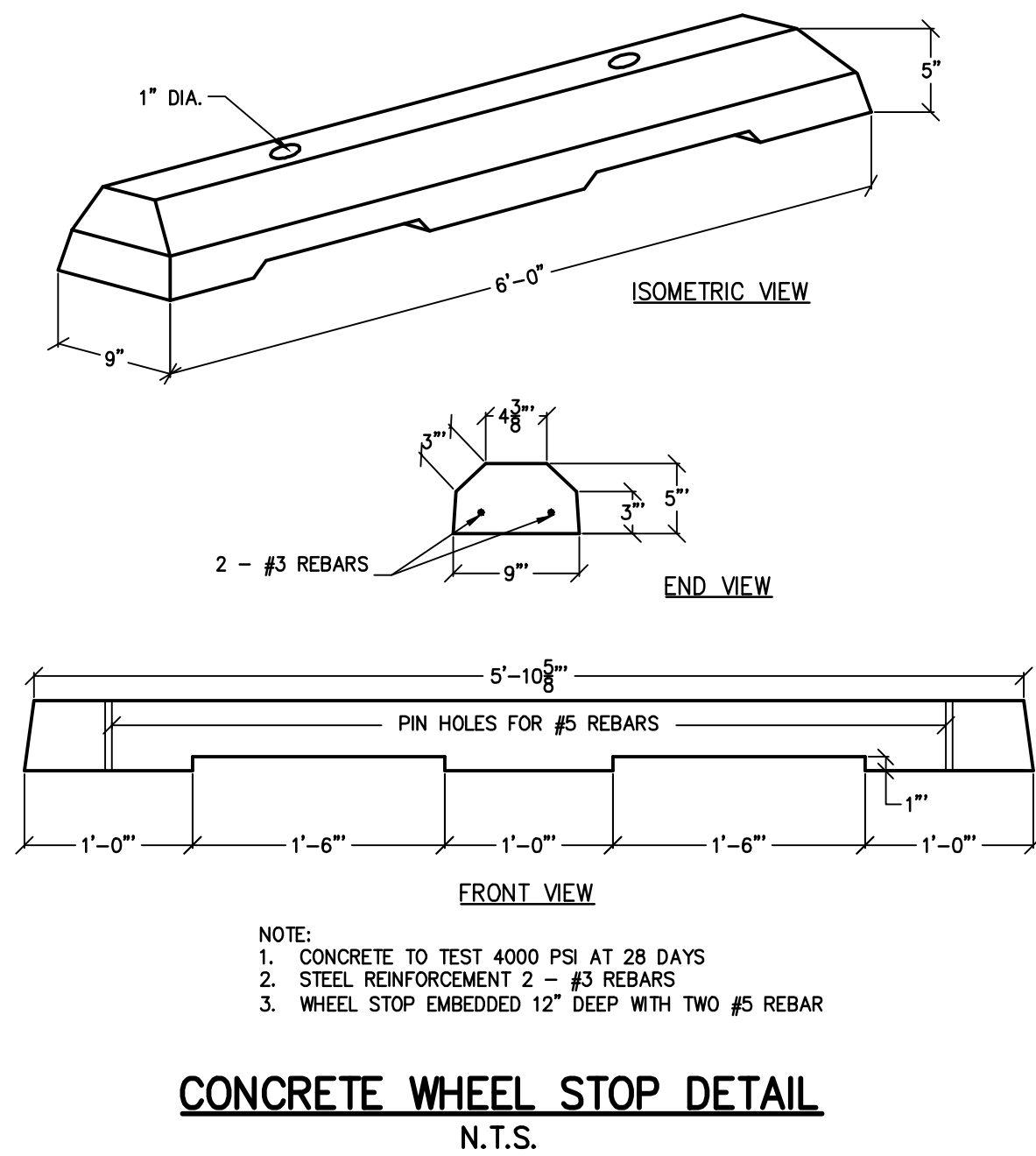
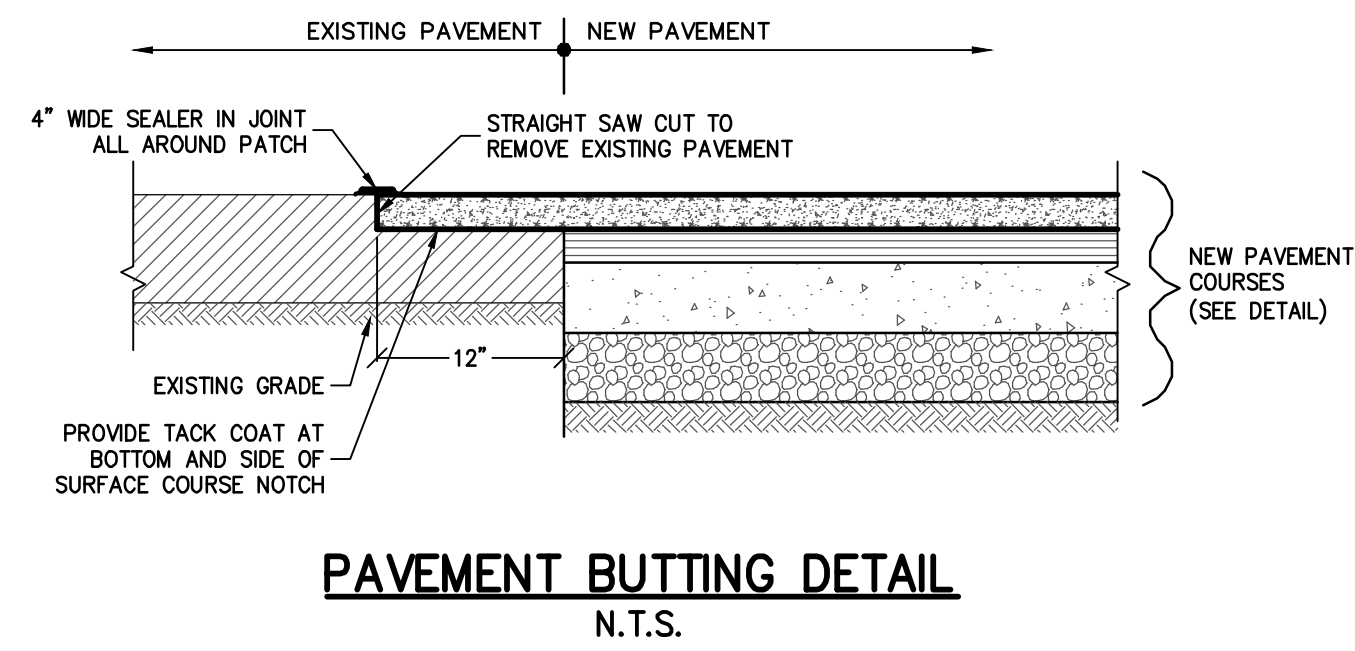
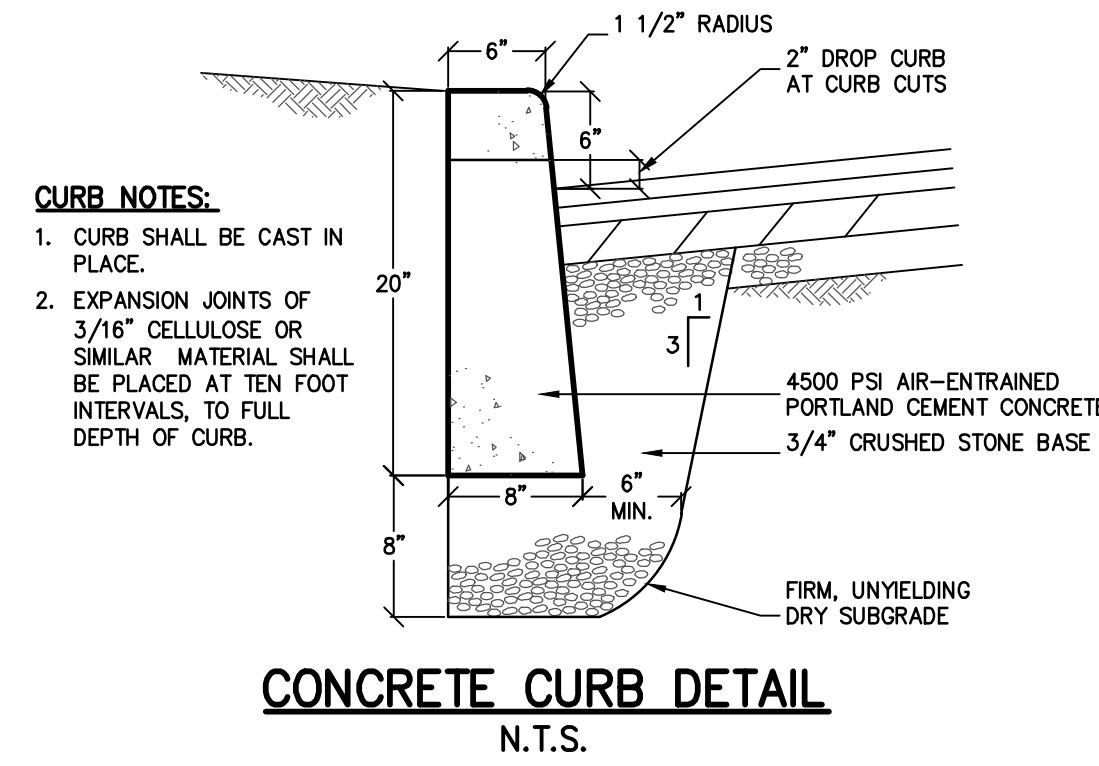
PROJECT NO: 23113	DRAWN: XC	CHECKED: DR
SCALE: 1" = 40'		
GRAPHIC SCALE: 0 20' 40'		
DATE: 10/31/2024	DRAWING NO: 5	

STATE OF NEW YORK  
DENNIS J. ROCKS  
PROFESSIONAL ENGINEER  
N.Y.S. Lic. No. 066208



**PART PLAN**  
SCALE: 1" = 50'

P:\BIB\23113 1551 Route 202\_Dwg\Rev 01\551 Rt 202 Site Plan.dwg, 2/11/2025 2:05:31 PM, Lajarra Hilda



**IMPORTANT INFORMATION**

**A STANDARD OF CARE**  
The care of high quality concrete products is similar to the care of any product left in the environment 365 days and nights per year. Very mild cleaning using detergents, water and product specific chemicals is necessary and similar to cleaning patio furniture, a vehicle's chrome, plastic, or paint, etc. in order to enhance their presence and charm. Protectants of all types (high, middle, and low sheen, pigmented/tinted, penetrating or film-forming) are available for additional protection from acid rain, stains and nature's worst. To get the most from your investments take care of them and they'll take care of you.

For any questions on industry-specific cleaners and protectants, see your local landscape dealer, contact your contractor, contact us or search online.

It is contrary to Techo-Bloc's Standard Operating Procedures (SOP) to be involved in the care of a mature pavement or retaining structure. Care, as mentioned above, is the responsibility of the owner for any and all outdoor products. NCMIA disclaimer: "In areas where segmental retaining walls will be repeatedly exposed to snow (such as from plowing operations) consider periodically applying sealants or water repelling chemicals (silane or siloxane compounds) to the wall surface."

**COLOR**  
Due to the inherent nature of printed literature and current digital media, Techo-Bloc cannot guarantee specific color matching to printed representations of its color swatches. Each color option is composed of a variety of darker & lighter tones. Natural ingredients such as granite are present within the recipe to allow for a range in tones, veining and textures from one stone to another. Therefore, color samples shown are approximate representations of our standard colors and actual product colors may vary. Final color selection should be made at your local dealer from stocked product. Techo-Bloc always recommends immediately verifying the product and color upon reception. If there are any discrepancies, contact your local dealer before continuing your project. Installation of the product constitutes your acceptance of the product as is.

**EFFLORESCENCE**  
This warranty does not apply to efflorescence. Efflorescence is a naturally-occurring process in all concrete products which sometimes appears in the form of a white powdery film on the pavement surface. Efflorescence is more perceptible in darker colors such as Onyx Black and Chocolate Brown as there is a higher level of contrast than with other blended colors. It does not, in any way, compromise the functionality or the structural integrity of the product. Although efflorescence cannot be prevented, it will wash off over time or can be cleaned with efflorescence cleaner. Techo-Bloc accepts no responsibility or liability for this condition.

**POLYMERIC HAZE**  
Polymeric haze from the use of polymeric joint sand may appear on your concrete products if the sand was not removed from the surface of the paver properly. This does not, in any way, affect the integrity of the product or your installation. The hazing will weather away naturally with time and rain. It can be removed with a specialized cleaner; you are advised to contact your contractor or the polymeric sand company used for instructions & recommendations. Techo-Bloc accepts no responsibility or liability for this occurrence.

**CONSTRUCTION RESIDUE**  
A by-product of cutting with a saw is residue-filled water or concrete dust. Residue filled water or regraded dust can cling to the surface and leave a concrete stain. It is recommended to wash and remove the water or concrete dust from the surface of the pavers before it dries. Construction residue can also happen through soil disturbance or environmental elements. These contaminants should be removed immediately but do not affect the integrity of the product or your installation. Techo-Bloc accepts no responsibility or liability for these occurrences.

**PROPER COLOR DISTRIBUTION AND LAYING TECHNIQUES**  
Proper installation enhances the overall color of pavement. Units should be randomly picked from at least two pallets when installing. This creates an attractive and subtle blending of color.

**COMPACTOR AND SNOW REMOVAL EQUIPMENT**  
Pavers with an embossed surface (high and low points) are more susceptible to scuff marks from vibratory plate compactors used in most concrete paver installations. Techo-Bloc recommends the use of a urethane mat between the plate and the paver surface during compacting. Contact your equipment supplier for more information about accessories for this purpose. Also, snow removal equipment should have the proper spacing, bumpers, and rubber blade guards to protect the surface of the pavers. Techo-Bloc is not responsible for damage caused by the misuse of compaction or snow removal equipment, which may leave scuff marks, or burns on pavers.

**NOTES:**  
For industry information about efflorescence, polymeric haze or information pertaining to installation specifications, please visit [www.cpi.org](http://www.cpi.org) or [www.ncmia.org](http://www.ncmia.org).

**INSTALLATION GUIDES:**  
The installation diagrams are only a guide or a reference and cannot cover all possible situations. Therefore, Techo-Bloc declines all responsibility regarding instability of the installation diagrams with regards to any specific site. The customer is fully responsible for product installation and Techo-Bloc recommends the use of qualified professionals, such as an architect, a master contractor or an engineer who will be able to customize the installation diagram to the specific site conditions.



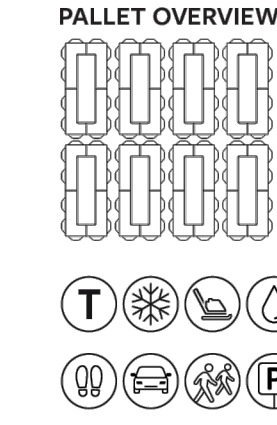
**AQUASTORM**

**DESCRIPTION:** Paver TEXTURE: Smooth

Specifications per pallet	Imperial	Metric
Cubing	78.39 ft <sup>3</sup>	7.28 m <sup>3</sup>
Approx. Weight	2 245 lbs	1 018 kg
Number of rows	7	
Coverage per row	11.20 ft <sup>2</sup>	1.04 m <sup>2</sup>
Linear coverage per row	Depth 13.39 lin. ft	4.08 lin. m
	Length 6.69 lin. ft	2.04 lin. m

Unit dimensions	in	mm	Units/pallet
Height	3 3/4	100	56 units
Width	10 1/4	255	
Length	20 1/4	510	

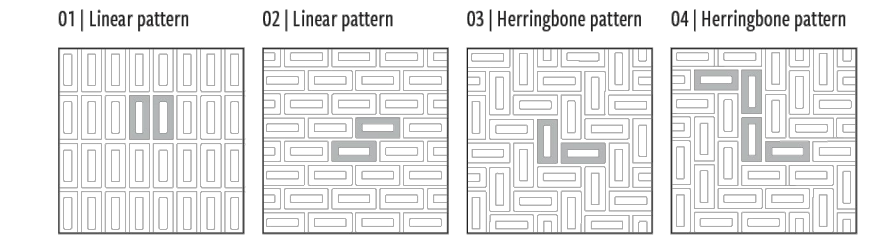


Aqua Storm paver meet and exceeds the requirements of ASTM C1319 for Concrete Grid Paving Units.

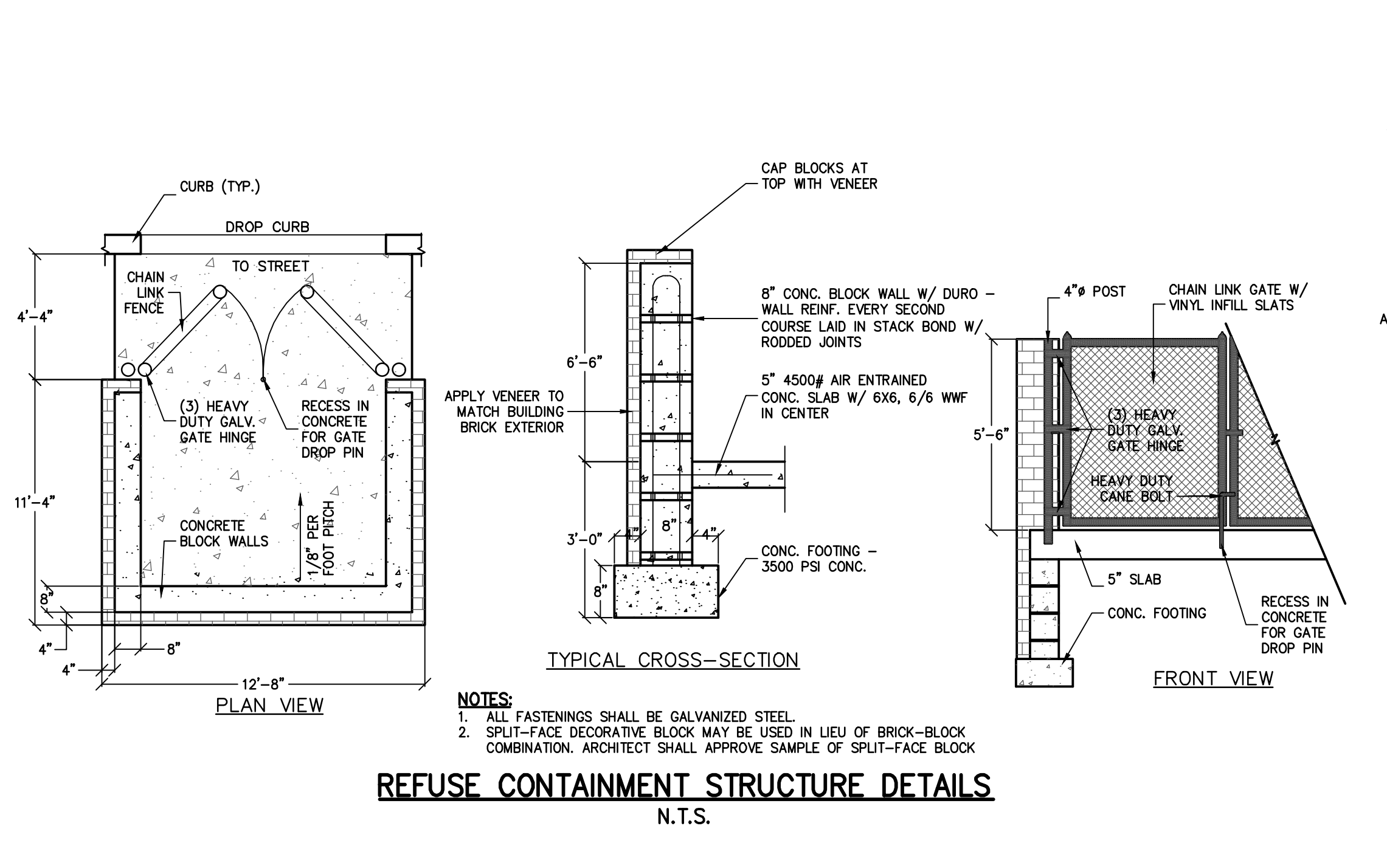
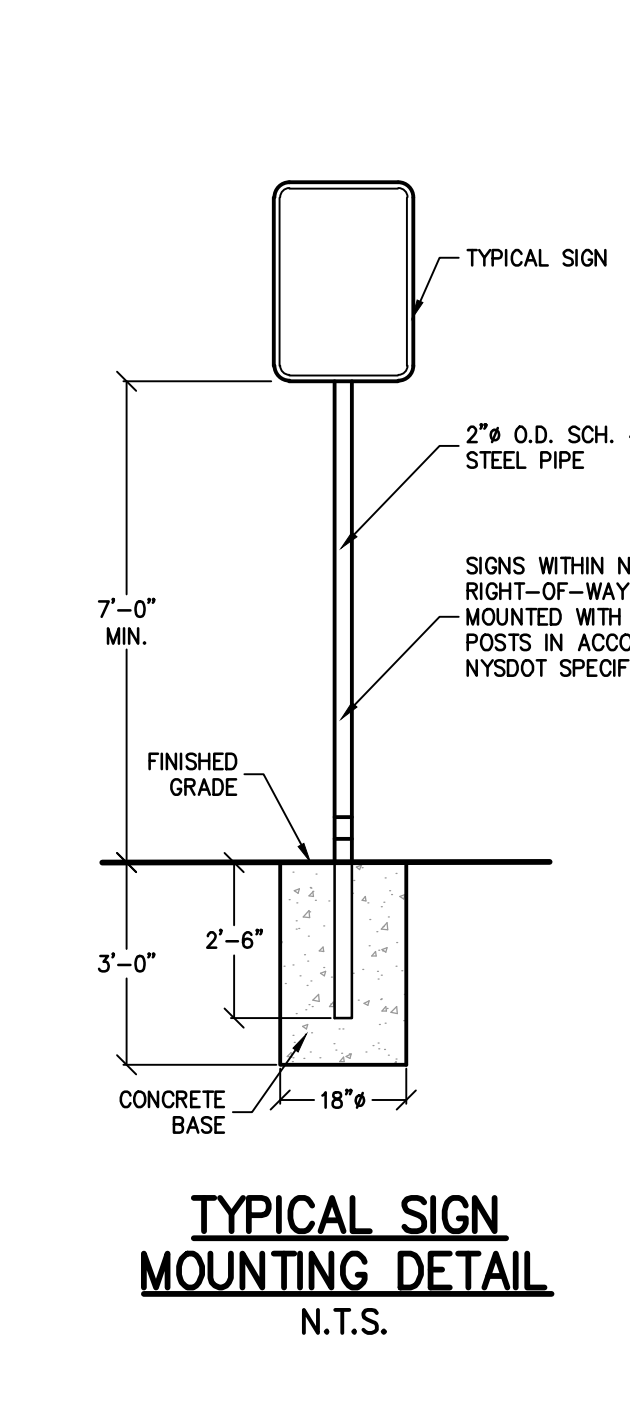
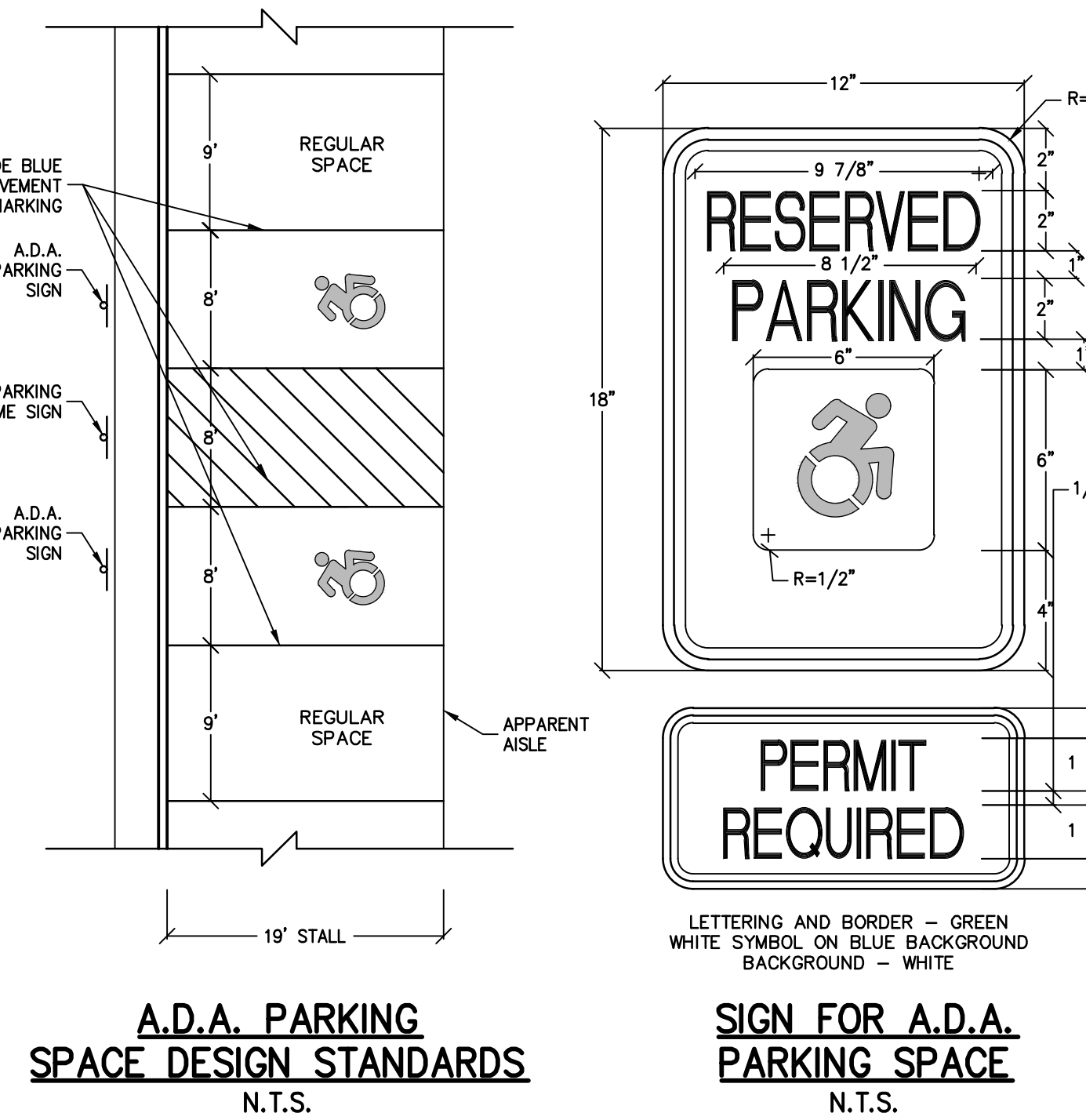
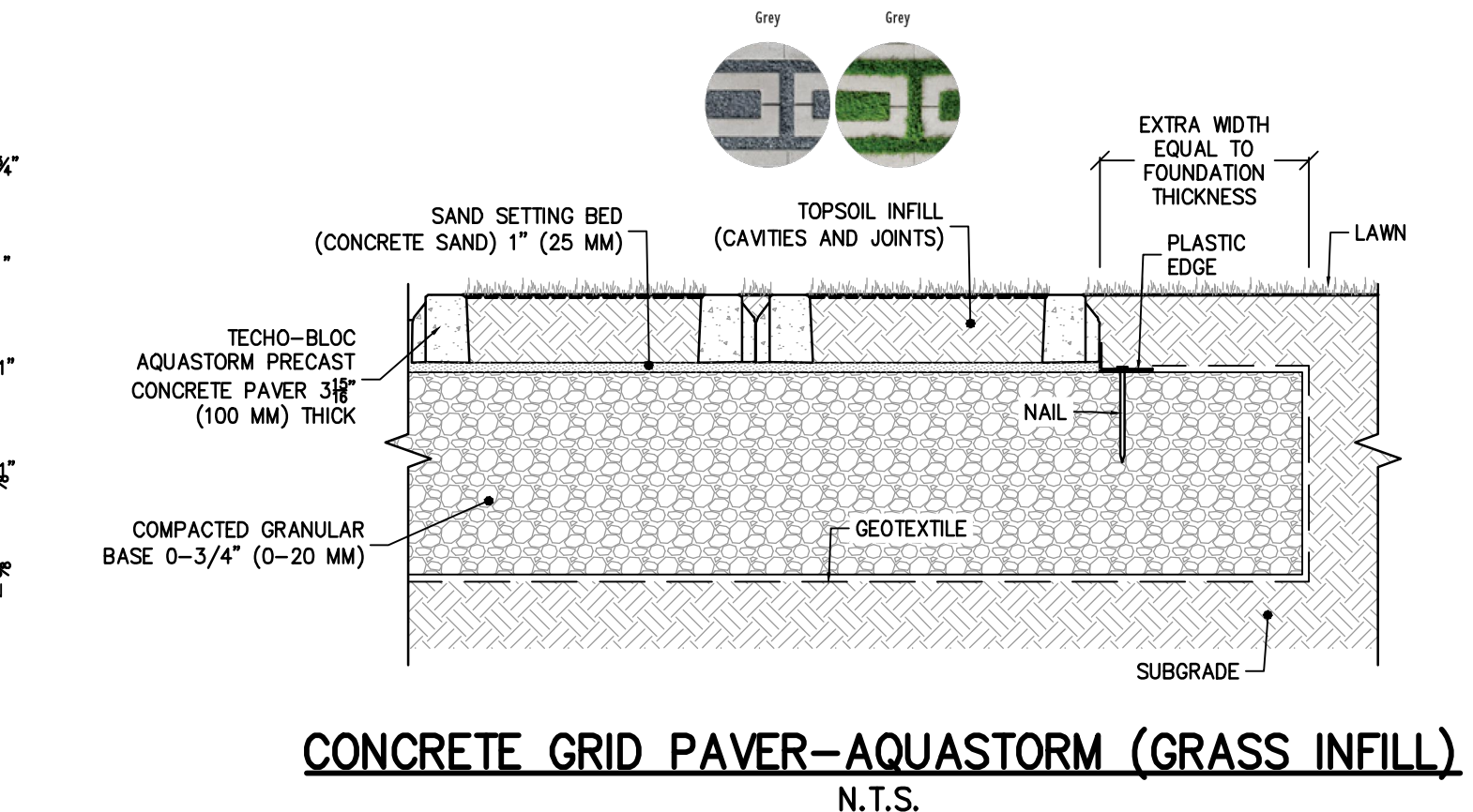
**NOTES:**  
See page 62 to 64 for more technical information. When used in a permeable pavement application, see page 33 and 101 for more technical information.  
See page 30 for more information about applications.

**JOINT WIDTH:** 1/8" (41 mm)  
**% OF SURFACE OPENING:** 38%  
**INFILTRATION RATE:** 2.395 in./hr (60.842 mm/hr)

**WINTER CONDITIONS**  
De-icing salts should never be used on grass as salt will damage it. The snowblower blade should be set to leave a 1/2 to 1 1/2 in. (2 to 4 cm) tamped snow cover to protect the grass from extreme cold and prevent it from being torn off during snow removal.



Patterns are for design inspiration only. The installer is responsible to calculate & purchase the correct amount of material.



REV	DESCRIPTION	BY	DATE

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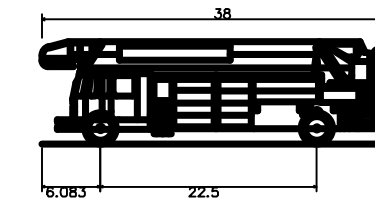
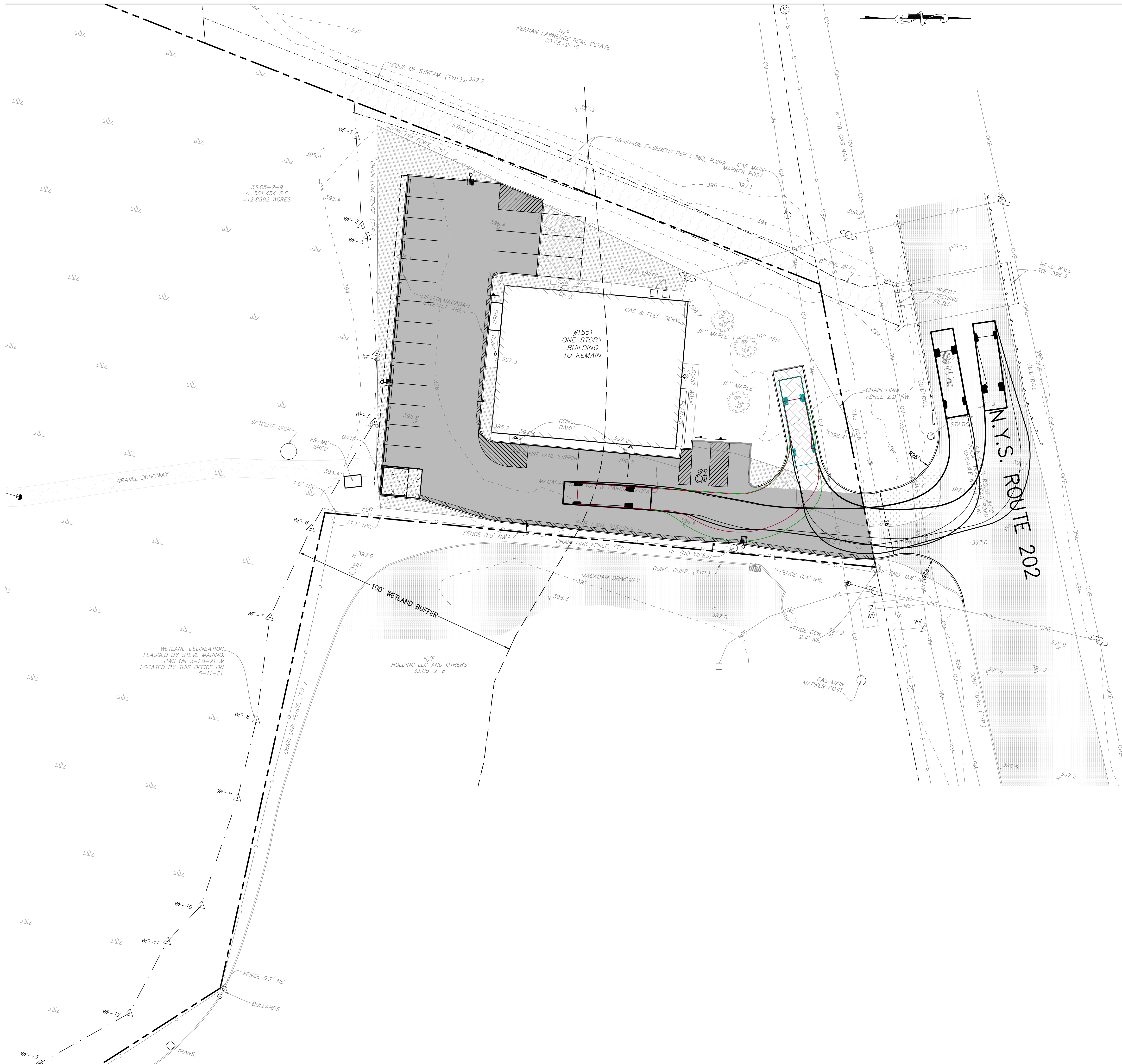
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PROJECT: **1551 ROUTE 202**  
TOWN OF RAMAPO  
ROCKLAND COUNTY  
NEW YORK

TITLE: **CONSTRUCTION DETAILS**

PROJECT NO:	23113	DRAWN:	XC	CHECKED:	DR
SCALE:	AS SHOWN				
GRAPHIC SCALE:					
DATE:	10/31/2024	DRAWING NO.:	6		

DENNIS J. ROCKS  
PROFESSIONAL ENGINEER  
N.Y.S. Lic. No. 066208



Hillcrest FD 6-Tower  
 Overall Length 38.00ft  
 Overall Width 9.87ft  
 Overall Body Height 10.63ft  
 Min Body Ground Clearance 1.08ft  
 Track Width 9.16ft  
 Lock-to-lock Time 6.00s  
 Max Wheel Angle 45.00°

33.05-2-9  
 A=561,454 S.F.  
 =12.8892 ACRES

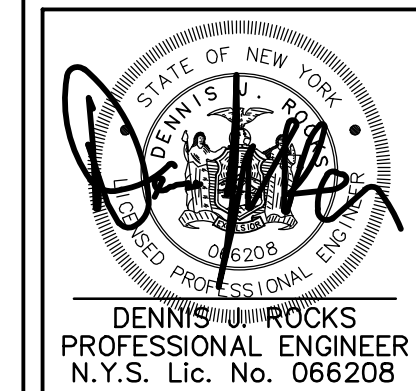
REV	DESCRIPTION	BY	DATE

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 WESTONANDSAMPSON.COM

PROJECT: **1551 ROUTE 202**  
 TOWN OF RAMAPO  
 ROCKLAND COUNTY  
 NEW YORK

TITLE: **FIRE TRUCK  
 MANEUVER PLAN**



PROJECT NO: 23113 DRAWN: XC CHECKED: DR  
 SCALE: 1"=20'  
 GRAPHIC SCALE: 0 20' 40'  
 DATE: 10/31/2024 DRAWING NO: FT



## Short Environmental Assessment Form

### Part 1 - Project Information

#### Instructions for Completing

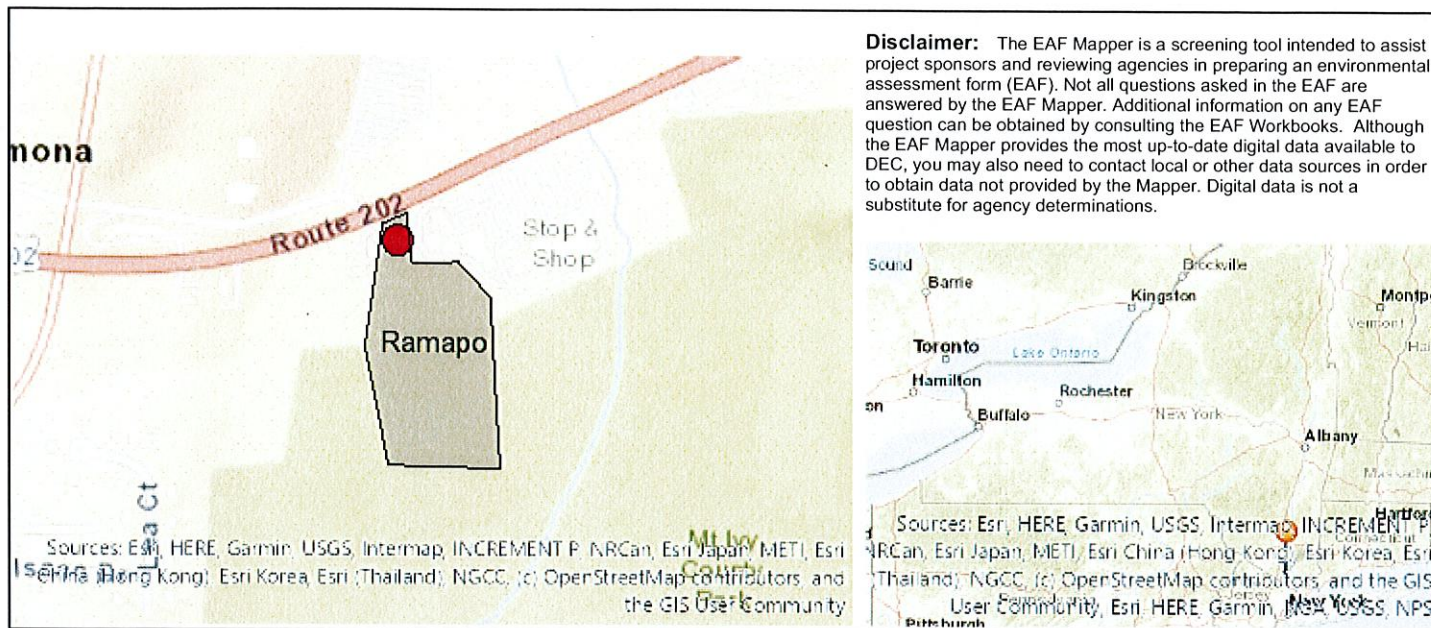
**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: 1551 Route 202			
Project Location (describe, and attach a location map): 1551 Route 202, Pomona, NY			
Brief Description of Proposed Action: Site plan approval for the conversion from an existing 5,124 square foot radio station to a medical and dental office space along with a 28-car parking lot and one access drive off N.Y.S Route 202. There will be an overall decrease in impervious area, with some of the existing pavement either being replaced with porous pavers or removed entirely.			
Name of Applicant or Sponsor: Joshua Herbst		Telephone: 845-659-2677 E-Mail: j Joshuaherbst@gmail.com	
Address: 16 Dyke Drive			
City/PO: Monsey		State: NY	Zip Code: 10952
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____		12.9 acres	
b. Total acreage to be physically disturbed? _____		0.1 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____		12.9 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other(Specify): Wetland			
<input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?  b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain the purpose and size of the impoundment: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<small>Touch of Class Cleaners (344086) 1581 Route 202. Contaminants: Chlorinated VOC's. Subsurface soil was tested in 2020, found exceeding values of cis-1,2-dichloroethene, PCE and TCE's. Classified as both Class P site (potential Registry) and Class A (active)</small>		
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor/name: <u>Thomas DeBlasio</u>		Date: <u>2/6/2025</u>
Signature: _____	<small>Thomas DeBlasio</small> <small>Digitally signed by Thomas DeBlasio</small> <small>Date: 2025.03.17 13:59:04-04'00'</small>	Title: <u>Engineer for Applicant</u>



**Disclaimer:** The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	Yes
Part 1 / Question 20 [Remediation Site]	Yes



**Town of Ramapo  
Planning Department**

237 Route 59  
Suffern New York 10901  
(845) 357-5100  
Fax: (845) 357-2936

**SITE DEVELOPMENT PERMIT APPLICATION  
REVIEW SUBMITTAL CHECKLIST**

**[This Form MUST be Submitted with Application]**

This application is for a Site Development Permit. In order to be placed on a CDRC agenda for consideration of a Site Development Permit, the following must be submitted to the Town Planning Department no later than two (2) weeks prior to the CDRC meeting.

- \_\_\_\_\_ Site Development Permit application
- \_\_\_\_\_ Site Development Permit application fee payable to the Town of Ramapo.
- \_\_\_\_\_ Payment of required escrows for reviews by Town consulting planners/engineers.
- \_\_\_\_\_ Affidavit of Ownership
- \_\_\_\_\_ Owner's Consent Affidavit
- \_\_\_\_\_ 809 GML Affidavit
- \_\_\_\_\_ Billing Contact
- \_\_\_\_\_ List of Neighbors within 500 feet of project address (list obtained at Assessor's office)
- \_\_\_\_\_ Narrative that described the proposed project. The Narrative should include but is not limited to the parcel size, the zoning district, existing and planned use of the property, project program utilities services, parking and access provided and any potential waivers or variances that may be requested.
- \_\_\_\_\_ Response to CDRC/agency comments, as applicable
- \_\_\_\_\_ Site Plans
- \_\_\_\_\_ Technical Reports (Drainage, Sewer, Water, Traffic, etc)
- \_\_\_\_\_ Short of Full Environmental Assessment Form

**\*Provide eight (8) hard copies and an electronic copy of all documents. A submission is not complete unless both hard copies and electronic copies are received on or before the submission deadline.**

**\*Additional copies may be requested by the Town for GML and/or SEQR coordination.**

<b>For Official Use only</b>	
<input type="checkbox"/> Complete application - placed on the CDRC agenda for review.	Application No.
<input type="checkbox"/> Incomplete application - applicant notified.	_____ - _____



**Town of Ramapo**  
**Planning Department**  
237 Route 59  
Suffern New York 10901  
(845) 357-5100  
Fax: (845) 357-2936

## SITE DEVELOPMENT PERMIT APPLICATION

Date: 02/10/2025

1. Name of Project 1551 Route 202
2. Address of Project Pomona, NY10984
3. Location: On the South side of Route 202  
(Street Name)  
1,540 Feet East of Camp Hill Road  
(Direction) (Street Name of Intersection)
4. Total Acreage 12.8892 Zoning District CC
5. Tax Map Designation (Section, Block & Lot): 33.05-2-9
6. Current Parcel(s) Use: Commercial Proposed Parcel(s) Use: Office Building
7. Has the Zoning Board of Appeals granted any variances or special permit concerning this property?  
If so, list case no. and name \_\_\_\_\_
8. List all contiguous holdings in the same ownership (as defined in the Ramapo Zoning Ordinance).  
Tax Map Designation (Section, Block & Lot): \_\_\_\_\_
9. Applicant Information:  
Name Chaya Wilhelm member of Trophy 1551 LLC  
Address 16 Dike Dr, Monsey NY 10952  
(Street Name and No.) (Town/City) (State) (Zip Code)  
Phone No. \_\_\_\_\_ Email \_\_\_\_\_
10. Owner of Record Information (if different than applicant):  
Name \_\_\_\_\_  
Address \_\_\_\_\_  
(Street Name and No.) (Town/City) (State) (Zip Code)  
Phone No. \_\_\_\_\_ Email \_\_\_\_\_
11. Design Professional Information Preparing Plan:  
Name Brooker Engineering  
Address 74 Lafayette Avenue, suite 501, Suffern, NY 10901  
(Street Name and No.) (Town/City) (State) (Zip Code)  
Phone No. 845-357-4411 Email \_\_\_\_\_
12. Legal Counsel Information  
Name \_\_\_\_\_  
Address \_\_\_\_\_  
(Street Name and No.) (Town/City) (State) (Zip Code)  
Phone No. \_\_\_\_\_ Email \_\_\_\_\_
13. Project Contact Information (all project notifications will be sent to this individual)  
Name Construction Expediting  
Address 134 Route 59 Suite 201  
(Street Name and No.) (Town/City) (State) (Zip Code)  
Phone No. 845-426-7272 Email kelman@constructionexp.com/Gitty@constructionexp.com

Attached hereto is a narrative summary prepared by the applicant's design professional stating the nature of the use; compliance with the Zoning Law compliance with Site Development Rules and Regulations; any requested waivers or modifications.

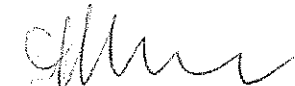
At the time of any additional submissions, a similar narrative summary shall be submitted indicating how the revised submission has been modified to comply with the Planning Board resolution and/or Community Design Review Committee Report, or the rationale for deviation from compliance.

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded into the Rockland County clerk's office. This affidavit shall indicate the legal owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

STATE OF NEW YORK )  
COUNTY OF ROCKLAND ) SS.: TOWN  
TOWN OF RAMAPO

Chaya Willhelm member of 1551 Trophy LLC, hereby depose and say that all the above statements and the statements contained in the papers submitted herewith are true.

→ 

Mailing Address \_\_\_\_\_  
16 Dike Drive, Monsey NY 10952

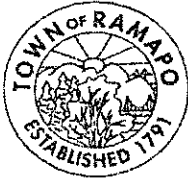
Affirmed to before me this

11 day of February, 2018

\_\_\_\_\_  
Notary Public

JACOB JOSHUA HERBST  
Notary Public- State of New York  
No. 02HE6280909  
Qualified in Rockland County  
Commission Expires Mar 13, 2025

JACOB JOSHUA HERBST  
Notary Public- State of New York  
No. 02HE6280909  
Qualified in Rockland County  
Commission Expires Mar 13, 2025



Town of Ramapo
Planning Department

237 Route 59
Suffern New York 10901
(845) 357-5100
Fax: (845) 357-2936

AFFIDAVIT OF OWNERSHIP

STATE OF NEW YORK )
COUNTY OF ROCKLAND ) SS.:
TOWN OF RAMAPO )

I, Chaya Willhelm member of 1551 Trophy LLC, being duly sworn, hereby depose and say that I reside at:

16 Dike Drive Monsey NY
Street Address City/Town State

I am the (See note 1 & 2) Member owner

in fee simple of premises located at:

1551 Route 202 Pomona NY
Street Address City/Town State

Described in a certain deed of said premises recorded in the Rockland County Clerk's Office in:

Liber of conveyances Page

Said premises have been in my/its possession since. Said premises are also known and designated on the Town of Ramapo tax map as:

Table with 3 columns: Section, Block, Lot. Row 1: 33.05, 2, 9.

Sworn to before me this 11 day of February, 2005

Signature of Jacob Joshua Herbst

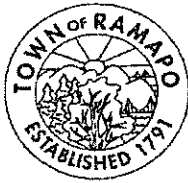
JACOB JOSHUA HERBST
Notary Public- State of New York
No. 02HE8280009
Qualified in Rockland County
Commission Expires May 13, 2025

Notary Public signature

Notes:

- 1. If owner is a corporation, fill in the office held by deponent and name of corporation and provide a list of all directors, officers and stockholders owning more than 5% of any class of stock.
2. If corporate officer indicate position.





**Town of Ramapo  
Planning Department**

237 Route 59  
Suffern New York 10901  
(845) 357-5100  
Fax: (845) 357-2936

**OWNER'S CONSENT AFFIDAVIT**

Project Name: 1551 Route 202

Project Address: 1551 Route 202 Pomona NY 10984  
Street Address City/Town State Zip Code

Name of Fee Owner: 1551 Trophy LLC

Phone No.: \_\_\_\_\_

Email: \_\_\_\_\_

Address: \_\_\_\_\_  
Street Address City/Town State Zip Code

Name of Applicant: \_\_\_\_\_ (if different than owner)

Phone No.: \_\_\_\_\_

Email: \_\_\_\_\_

Address: \_\_\_\_\_  
Street Address City/Town State Zip Code

STATE OF NEW YORK )  
COUNTY OF ROCKLAND ) SS.:  
TOWN OF RAMAPO )

Chaya Wilhelm member of 1551 Trophy LLC being duly sworn, deposed and say that he/she resides at

Owner Name

16 Dike Drive, Monsey NY 10952 in the County of Rockland  
Street Address County

In the State of NY that he/she is the owner in fee of all that certain lot, piece of land situated, lying and being in the Town of Ramapo aforesaid and designated as

JACOB JOSHUA HERBST  
Notary Public- State of New York  
No. 02HE6280909  
Qualified in Rockland County  
Commission Expires May 13, 2025

Sworn to before me this  
11 day of February, 2025

Notary Public  
County of Rockland

→ [Signature]  
Owner

Mailing Address:  
16 Dike Drive, Monsey NY 10952

**AFFIDAVIT PURSUANT TO SECTION 809 OF THE GENERAL MUNICIPAL LAW**

Town of Ramapo  
Ramapo Town Hall  
237 Route 59  
Suffern, New York 10901  
(914) 357-5100

STATE OF NEW YORK     )  
COUNTY OF ROCKLAND ) SS.:  
TOWN OF RAMAPO        )

I, Chaya Wilhelm member of 1551 Trophy LLC, being duly sworn, hereby depose and say that all the following statements and the statements contained in the papers submitted herewith are true and that the nature and extent of any interest set forth are disclosed to the extent that they are known to the applicant.

1. Print or type full name and Post Office Address:

Chaya Wilhelm member of 1551 Trophy LLC

16 Dike Drive, Monsey NY 10952

certifies that he/she is the owner or agent of all that certain lot, piece or parcel of land and/or building described in this application and it not the owner that he/she has been duly and properly authorized to make in connection with this application for the relief below set forth:

2. To the Planning of the Town of Ramapo:  
(Board, Commission or Agency)

Application, petition or request is hereby submitted for:

Variance or modification from the requirements of Section \_\_\_\_\_

Special Permit per the requirements of Section \_\_\_\_\_

Review and approval of proposed subdivision plat

Exemption from a plat or official map

An order to issue a Certificate, Permit or License

An amendment to the Zoning Ordinance or Maps or change thereof

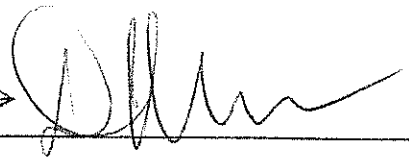
Other (explain): \_\_\_\_\_

to permit the construction, maintenance and use of (explain) Office Building

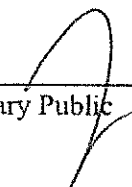
3. Premises affected are in the cc Zoning District and from the Ramapo Tax Map, the property is known as Section 33.05, Block 2 Lot 9

4. There is no state officer, Rockland County Officer or employee or Town of Ramapo officer or employee nor his or her spouse, brother, sister, parent, child or grandchild, or a spouse of any of these relatives who has an interest in the person, partnership or association making this application, petition or request, or is an officer, director, partner or employee of the applicant, or that such officer or employee, if this applicant is a corporation, legally or beneficially owns or controls any stock of the applicant in excess of 5% of the total of the corporation if its stock is listed on the New York or American Stock Exchanges; or is a member or partner of the applicant, if the applicant is an association or a partnership; nor that such Town officer or employee nor any member of his family in any of the foregoing classes is a party to an agreement with the applicant, express or implied, whereby such officer or employee may receive any payment or other benefit, whether or not for services rendered, which is dependent or contingent upon the favorable approval of this application, petition or request.
5. That to the extent that the same is known to your applicant, and the owner of the subject premises, there is disclosed herewith the interest of the following officer or employee of the State of New York or the County of Rockland or of the Town of Ramapo is the petition, request or application or in the property or subject matter to which it relates (if none, so state).
- a. Name and Address of officer or employee NA
  - b. Nature of interest \_\_\_\_\_
  - c. If stockholder, number of shares \_\_\_\_\_
  - d. If officer or partner, nature of office and name of partnership \_\_\_\_\_
  - e. If a spouse or brother, sister, parent, child, grandchild or the spouse of any of these blood relatives of such, State County or Town of Ramapo officers or employee, state name and address of such relatives and nature of relationship to officer and employee and nature and extent of office, interest or participation in the ownership or any person, partnership or association having in interest in such ownership or in any business entity sharing in such ownership.
  - f. IN THE EVENT OF CORPORATION OWNERSHIP: A list of all directors, officers, and stockholders of each corporation owning more than five (5) percent of any class of stock, must be attached, if any of these are officers or employees of the State of New York, or of the County of Rockland, or of the Town of Ramapo.

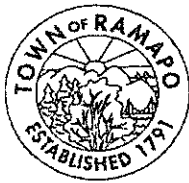
Do hereby depose and say that all the above statements and statements contained in the papers submitted herewith are true, knowing that a person who knowingly and intentionally violates this section is guilty of a misdemeanor.

→   
\_\_\_\_\_

Sworn to before me this  
11 day of February, 2015

  
\_\_\_\_\_  
Notary Public

JACOB JOSHUA HERBST  
Notary Public- State of New York  
No. 02HE6280909  
Qualified in Rockland County  
Commission Expires May 13, 2021



# Town of Ramapo Planning Department

237 Route 59  
Suffern New York 10901  
(845) 357-5100  
Fax: (845) 357-2936

## Billing Contact Form

Please note it is the applicant's responsibility to keep the Billing Contact information up to date with the Planning Department. Complete only Part I with any new submittal package and make sure the address accurately reflects the proper mailing address. If you are revising the Billing Contact information, please complete both Part I and II.

### Part I

I will be the Billing Contact for this project: 1551 Route 202  
*Project Name*

Contact: 1551 Trophy LLC  
*Printed Name*

→   
*Signature of Billing Contact*

\_\_\_\_\_  
*Date*

Organization: \_\_\_\_\_

Mailing Address: 16 Dike Drive Monsey NY 10952

Town: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

### Part II – Revised Billing Information (For changes to Billing Contacts ONLY)

I, \_\_\_\_\_, by completing this Part II Section of the Billing Contact Form, allow for the project's original Billing Contact Form to be edited and updated to reflect the current information reflected in Part I and II of this form.

\_\_\_\_\_  
*Signature of Billing Contact*

\_\_\_\_\_  
*Date*

Organization: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Town: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_



## Town of Ramapo Planning Department

237 Route 59  
Suffern New York 10901  
(845) 357-5100  
Fax: (845) 357-2936

To: Applicants and Consultants

From: Town of Ramapo Planning Department

Re: **6 NYCRR Part 617 of the State Environmental Quality Review Act (SEQR)**

---

The webpage below will provide helpful guidance information to applicants and their design professionals on completing an environmental assessment form (EAF) for both short and full forms:

<https://www.dec.ny.gov/permits/357.html>

The Town encourages the use of the EAF Mapper Application which is an Internet-based Geographic Information System (GIS) specifically designed to facilitate the NY State Environmental Quality Review (SEQR) process by answering geographic or place-based questions on the Short and Full Environmental Assessment Forms (EAFs). The EAF Mapper will provide its results by directly filling out many place-based questions in Part I of an electronically fillable SEAF or FEAF form and returning the partially completed form to the applicant or sponsor to finish. It may be found at the following web address and then clicking on "EAF Mapper Application."

<https://www.dec.ny.gov/permits/6191.html>

The type of action will dictate whether a short or full environmental assessment form is to be submitted. All Type I Actions under SEQR must complete Part I Full EAF.